

SOUTH COAST QUARRY

Total score: 175 points

APN: 167-040-11, 167-040-21
Size: 100 acres
General Plan: Residential Low Medium Density (RLM) and Open Space (OS)
Zoning: One Family Residential 10,000 sq ft minimum lot size (R-1-10,000) and Industrial (M).
LFMZ: 25 (*note: no LFMP is approved for Zone 25*)
Location: West of the existing terminus of Marron Road within the City of Oceanside, between Highway 78 and Seabury Street.

Property Owner: Hansen Aggregates Pacific Southwest, Inc.
The potential future property owner, McMillan Land Development, submitted a letter (copy attached) stating they would not be interested seller. The existing property owner also submitted correspondence (copy attached) regarding the property ranking and acquisition potential.

Property Background: The site is currently a quarry site undergoing reclamation and clean up. The property owner is processing an EIR and Reclamation Plan with the City of Oceanside - Carlsbad Planning staff is reviewing these documents for HMP consistency.

The site is noted in the SANDAG Smart Growth Program as a Potential Smart Growth Opportunity area. This designation qualifies the City to compete for planning funds to study the potential for land use on the site.

The site is a Proposed Hardline Preserve Area in the HMP therefore on-site preservation would occur prior to any development of the property.



McMillin Land Development
A Corky McMillin Company



December 8, 2006

Mr. Mike Grim
Planning Department
City of Carlsbad
1635 Faraday Ave.
Carlsbad, CA 92008

**Subject: Proposition C Open Space and Trails Ad Hoc Citizens Committee:
Recommendation Regarding South Coast Materials (Quarry Creek)**

Dear Mike:

As a follow-up to the Open Space Committee's meeting on December 1, 2006 and specifically with regard to the Quarry Creek property, I want to respond to the presentation made by Preserve Calavera, as well as the Committee's decision to recommend that the City Council consider acquisition of the property exclusively for open space.

As you know, Hanson Aggregates is the current owner of Quarry Creek and is under contract to sell the property to McMillin. Upon acquisition, McMillin intends to develop the property consistent with City plans and regulations.

Notwithstanding the absence of an interested seller, there are additional factors that should be considered by the Council in determining whether or not to pursue acquisition of the property:

1. The property has been used as a rock and related materials quarry for many years. As a result, a substantial portion of the property has already developed and is not in natural open space.
2. The City's recently adopted HMP, as well as its General Plan, recommends that, in addition to open space preservation, portions of the site be developed with uses that help meet important City goals. The recently approved Robertson Ranch Master Plan provides an example of how this balance between preservation and development can be achieved and thereby meet multiple City objectives.
3. The Committee's analysis has not identified the significant cost to the City of:
 - a. Acquiring the property
 - b. Constructing necessary public improvements (on and off-site)
 - c. Restoring and re-introducing habitat on to the property
 - d. Maintaining, in perpetuity, that habitat
4. When considering the cost/benefit of acquisition, the Council must analyze if the open space areas that are important to retain could be preserved without the use of City funds, through the normal entitlement and dedication process. The City's HMP assumed that this would be the case.



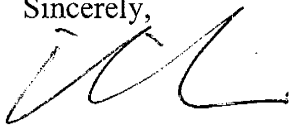
As was discussed at the Committee meeting, the El Salto Falls and the Buena Vista Creek are important features on the property. McMillin and Hanson recognize this and, consistent with the City's flood control requirements, will ensure that those features will be protected and that appropriate public access (visual and/or physical) to them be provided.

The acquisition of Quarry Creek by the City exclusively for open space would preclude the City from meeting a number of important City goals, as well as require a significant expenditure of Proposition C funds. The City's recently adopted HMP, as well as its General Plan, anticipate that both open space preservation and development objectives can be jointly met on this property.

Please let me know when the Committee's recommendation is scheduled for City Council deliberation.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'B. Milich', with a stylized flourish at the end.

Brian J. Milich
Senior Vice President

c. Ray Patchett
Sandy Holder
Don Neu
Bill Berger, Hanson Aggregates West



Hanson

**Hanson Aggregates
Pacific Southwest Region**

Carlsbad Quarry

P.O. Box 639069 San Diego, CA 92163-9069

Tel (858) 715-5600

Memorandum

Date December 20, 2006
To Michael Grim, Planning Department
City of Carlsbad; 1635 Faraday Avenue, Carlsbad, CA 92008
From W.L. Berger, Consulting Project Manager Telephone: 925-785-0056
Subject ***Hanson Quarry: Open Space and Trails Committee Recommendations
Former South Coast Materials Quarry***

Dear Mike:

Hanson Aggregates is responding to the recent ranking of the Quarry site on the Proposition C priority acquisition list by the Open Space and Trails Committee. Most of the property is located in the City of Carlsbad. The details in this letter provide supplemental information to clarify and respond to inaccuracies in the presentation to the Committee.

We appreciate the work of the Committee in attempting to respond to the goals of the City to balance the need for housing with the desire for open space. However, we believe several essential aspects of land use planning were ignored in the Committee's ranking. Particularly important to Hanson, at this point in our reclamation and closing of this property following years of industrial production there, is the inconsistency between the Committee ranking and current General Plan designations. Our reclamation planning work for this site reflects the City's goals and objectives for this property – and they are not exclusively for open space. At the same time, we believe our reclamation plans reflect open space and habitat allowances that essentially fulfill the objectives outlined by the Committee – and therefore it is not necessary for the City to encumber Proposition C funds to acquire this property to meet those goals.

We believe several issues should be considered in weighing the feasibility of pursuing the acquisition of this property, as recommended by the Committee:

Acquisition Feasibility

Though Hanson has been an active participant with its properties in open space and similar programs elsewhere, the company is not able to do so here. In this case, Hanson Aggregates is under contract with The Corky McMillin Companies to sell this site to McMillin, subject to completion of site reclamation on portions of the land subject to SMARA regulations. That contract precludes Hanson from entering into discussion with any other party about selling this property. Therefore, in this case Hanson can not be considered a willing seller should the City wish to pursue the Open Space Committee recommendation for property acquisition.

SMARA Objectives

This property is subject to the Surface Mining and Reclamation Act, based on prior use of the site as a quarry. The Quarry site is highly disturbed. SMARA requires that the property be restored to a condition suitable for its designated end use. For this property, that includes both residential and open space uses as designated by the Carlsbad General Plan, and industrial uses designated by the Oceanside General Plan.

The key purpose of Hanson's current processing of a reclamation plan amendment is to preserve the natural values of El Salto Falls, and retain the existing alignment of Buena Vista Creek, rather than realign the creek as originally approved in the 1991 reclamation plan. Several creek design alternatives are being evaluated in the project review and Environmental Impact Report reflecting conceptual approval in a 2001 Amended Reclamation Plan. All of these alternatives involve protection of El Salto Falls, the downstream creek area, and the pond area, with associated habitat restoration and retention as open space.

Under the current General Plan designations, quality habitat restoration over the balance of the site would not meet SMARA requirements. Thus the nomination is in error in claiming the site could be restored exclusively to native habitat as part of the required reclamation process. While habitat restoration is anticipated within the creek open space, it would not be appropriate for the balance of the property identified for residential or industrial development in General Plan designations of both cities.

Habitat Planning

The project site hardline open space within the HMP includes the steep slopes along the southern portion of the site and the creek and pond area. The hardline designations were based on the 1991 Reclamation Plan that anticipated realignment and revegetation of the creek, upstream of the pond area. Since that time, the resource agencies have made it clear that they will not support or approve the creek realignment. In order to meet the HMP requirements in the amended reclamation plan, an equivalent type, amount and quality of habitat will be provided. This will include the pond area, the revegetated creek channel in the configuration ultimately approved by all agencies, and the El Salto Falls segment of Buena Vista Creek. This area, including both existing and restored habitats, ultimately will provide the open space and habitat linkages identified in the HMP. In addition, a "planning buffer" will be required adjacent to the habitats and biological buffer, which will provide an opportunity for future trails at the time of site development. The hardline open space has been designed to provide connectivity through the site. However, the habitat linkages to the east are highly constrained, with a limited riparian corridor upstream of El Salto Falls, leading to a concrete channelized segment at College Boulevard amidst urban development.

Therefore, while the onsite habitats are important components of the HMP, it is an overstatement to consider this entire site the critical linkage between the Carlsbad and Oceanside habitat plans. It is the adjacent Sherman parcel that creates the critical linkage between Carlsbad and the Oceanside stepping stones, and not this site. Similarly, the hardline open space on the site would provide linkages along the southern boundary of the site - but acquisition of the entire site is not considered a requirement for a secondary wildlife corridor connection to the hardline open space corridor east of Village K.

Access to El Salto Falls

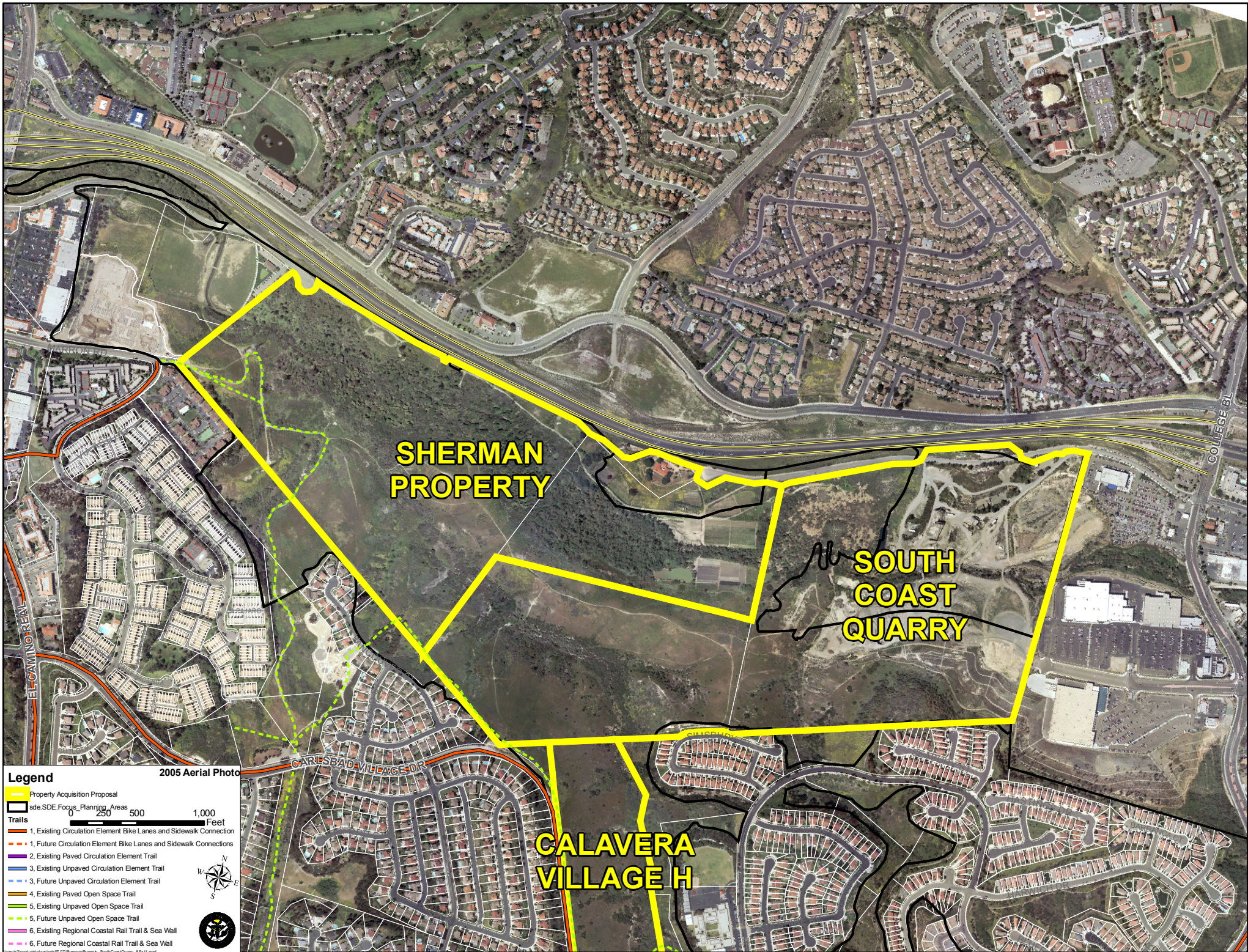
Policies regarding public access to the falls must protect the important cultural values of this site, as well as provide for public safety. Those considerations make it unlikely that El Salto Falls ever would be an area of intensive public access or recreation. The specific design and type of access to the falls is best addressed as part of master planning for future development reflecting General Plan objectives. Nothing in the reclamation planning precludes establishing trails in a later process.

Evaluation

We hope this information is helpful as the City evaluates the recommendation by the Open

Space and Trails Committee to acquire this property. Because open space and trails will be identified and provided through the development process that is consistent with current General Plan designations, it is not necessary for the City to encumber limited Proposition C funds to acquire open space linkages that already are identified through other mechanisms. This letter clarifies several issues related to acquisition and the SMARA planning process that pose significant constraints to implementing the Committee's recommendation. At the same time, we believe the objectives for habitat linkages, open space and trail planning already are anticipated in either our reclamation planning or the subsequent development approaches envisioned by McMillin.

Please contact me if you have questions or need additional information regarding this property,



Open Space Nomination - Preserve Calavera # 2

Parcel Name: Former South Coast Materials Quarry

APN 168-011-20 4.1 acres located in Oceanside
APN 167-040-21 100.13 acres located in Carlsbad

Submitted by: Preserve Calavera
5020 Nighthawk
Oceanside, CA
760-724-3887

Description of parcel by Ranking Criteria:

Group A

- ___24___ The Hanson Reclamation Plan draft of August 2005 Figure 3 (copy attached) lists sensitive species documented in the biological survey conducted by Helix. They are Coastal California gnatcatcher (*Poliophtila californica californica*), Least Bell's vireo (*Vireo bellii pusillus*), Yellow-breasted chat (*Icteria virens*), Yellow warbler (*Dendroica petechia*), White-tailed kite (*Elanus leucurus*) and the San Diego Black-tailed Jackrabbit (*Lepus californicus bennettii*). The Multiple Habitat Conservation Plan (MHCP) Vol. II Section 4 (copies attached) identifies two additional species; Northern Harrier (*Circus cyaneus*) and Cooper's Hawk (*Accipiter cooperii*).
- ___23___ This area is a critical linkage from Core habitat at Calavera through stepping stones in Oceanside to core area at Camp Pendleton. The adjacent property has been identified by the wildlife agencies as the top priority acquisition in the seven North County cities covered by the MHCP because of its critical location to provide for connectivity of the regional wildlife corridor across # 78 . It also serves as an east/west wildlife movement linkage through the Buena Vista Creek riparian corridor.
- ___22___ This area serves both habitat and trail link purposes. It would complete a secondary wildlife corridor from designated hardline open space at Calavera Hills through the parcel to the Sherman property where the critical regional link occurs across highway # 78. Without this secondary corridor connection the hardline open space corridor east of Village K becomes a deadend corridor. The primary wildlife corridor through Calavera hills does not meet the minimum 1000' wide guidelines for a wildlife corridor. Providing another secondary corridor would significantly increase the potential for successful wildlife movement while greatly reducing the impacts of edge effects.

Everyone recognizes the necessity of protecting the sacred El Salto waterfall and preserving it with some means of public access. However public access is really cut off to the falls by the Quarry Creek Center to the east, and # 78 on the north. Development of this property would further restrict access from the south leaving access only from the adjacent Sherman property to the west. All of the residential neighborhoods in Carlsbad are south of the falls. Acquiring the parcel provides the best opportunity to integrate the falls with the new hardline open space on the Sherman property.

___21___ No master trail planning has been done through this area, but staff and elected officials of both Carlsbad and Oceanside have indicated a desire to create public access trails to the falls. The Carlsbad Historic Preservation Commission has designated protection of the falls and the surrounding valley as their top priority for preservation in the entire city of Carlsbad.

___20___ The parcel contains numerous habitat types: Southern willow scrub, a sensitive riparian vegetation community; open water and freshwater marsh, Diegan coastal sage scrub and Southern mixed chaparral.

Group B

___14___ This parcel addresses categories 1 preservation of natural resources, with both the habitat , creek and artesian and other fresh water ponds on site, 2 managed production of resources as this is the critical location to provide natural reduction in the stream velocity and volume, protecting the downstream reaches of Buena Vista Creek, 3 outdoor recreation with its regional natural features that create a destination for recreational trails, 4 cultural purposes as it includes a designated sacred Native American site, and 5 public health and safety as there are steep natural and manufactured slopes that were previously subject to mining operations and blasting and have been unstable.

___13___ This parcel is located within the Habitat Management Plan (HMP) Focus Planning Area.

___12___ This parcel is located within HMP preserve system Core Area 2

___11___ This parcel contains priority habitat types per the HMP. There are important wetland habitats such as willow riparian and freshwater marsh. A key reach of Buena Vista creek goes through the site. The coastal sage scrub is occupied by California gnatcatchers. It provides an important part of the floodplain for the creek.

Group C

___5___ Contains the cultural resource known as the El Salto Falls, a Native American sacred site registered with the Native American Heritage Commission. (documentation attached). Several archeological studies

have been done in the valley. Some of these are recorded in a report by WESTEC for the South Coast Asphalt Products Company dated September 1984. The report identifies a total of 1 village and 22 camp sites on the Hanson property (the former South Coast Aggregates land). While 5 sites were recommended for testing on the Hanson property, only one site was actually tested : SDi-9967(W-3492). Further testing done in other parts of the valley fully supports designation of this area as a significant cultural corridor. (See testing abstract att). Note: this testing was done over 20 years ago and methods and standards for determining significance have changed greatly during the intervening 20 years.

___4___ This would add to the scenic enjoyment of this portion of # 78 as the valley is visible to persons traveling eastbound. It provides a direct link to the Calavera core areas and to the Sherman property so it enhances both the regional north/south wildlife and trail corridors, as well as secondary connectivity for both wildlife and public access trails east/west along the creek- potentially all of the way to the BV Lagoon..

___3___ Natural creek flow promotes natural filtration of urban run-off and provides improved water quality for the watershed through to the Buena Vista Lagoon and our precious coast. This will support the long term effort to restore the Buena vista Lagoon- and reduce the on-going public cost of protecting downstream water quality.










___2___ This property is subject to state requirements for reclamation of the former mining operations. This requires the current owner to restore the land that has been effected by mining to a safe and usable condition. About half the site already remains in native habitat and the remainder could be restored to native as part of the required reclamation process.

___1___ A very special resource exists on this site, a most unique feature, a WATERFALL! An outside funding source could be located for the 4.1 acres in Oceanside.

175 This is the only parcel we are aware of that achieves the maximum possible number of points.

LEGEND

Vegetation

-  Open water
-  Non-vegetated Channel/Streambed
-  Freshwater marsh
-  Southern willow scrub
-  Diegan coastal sage scrub
-  Southern mixed chaparral
-  Non-native grassland
-  Disturbed
-  Non-wetland Waters of the U.S./Streambed

Sensitive Animals

- CAGN** Coastal California gnatcatcher (*Poliophtila californica californica*)
- LBVI** Least Bell's vireo (*Vireo bellii pusillus*)
- YBCH** Yellow-breasted chat (*Icteria virens*)
- YEWA** Yellow warbler (*Dendroica petechia*)
- WTKI** White-tailed kite (*Elanus leucurus*)
- BTJR** San Diego Black-tailed Jackrabbit (*Lepus californicus bennettii*)

State Route 78

CAGN

BTJR

CAGN

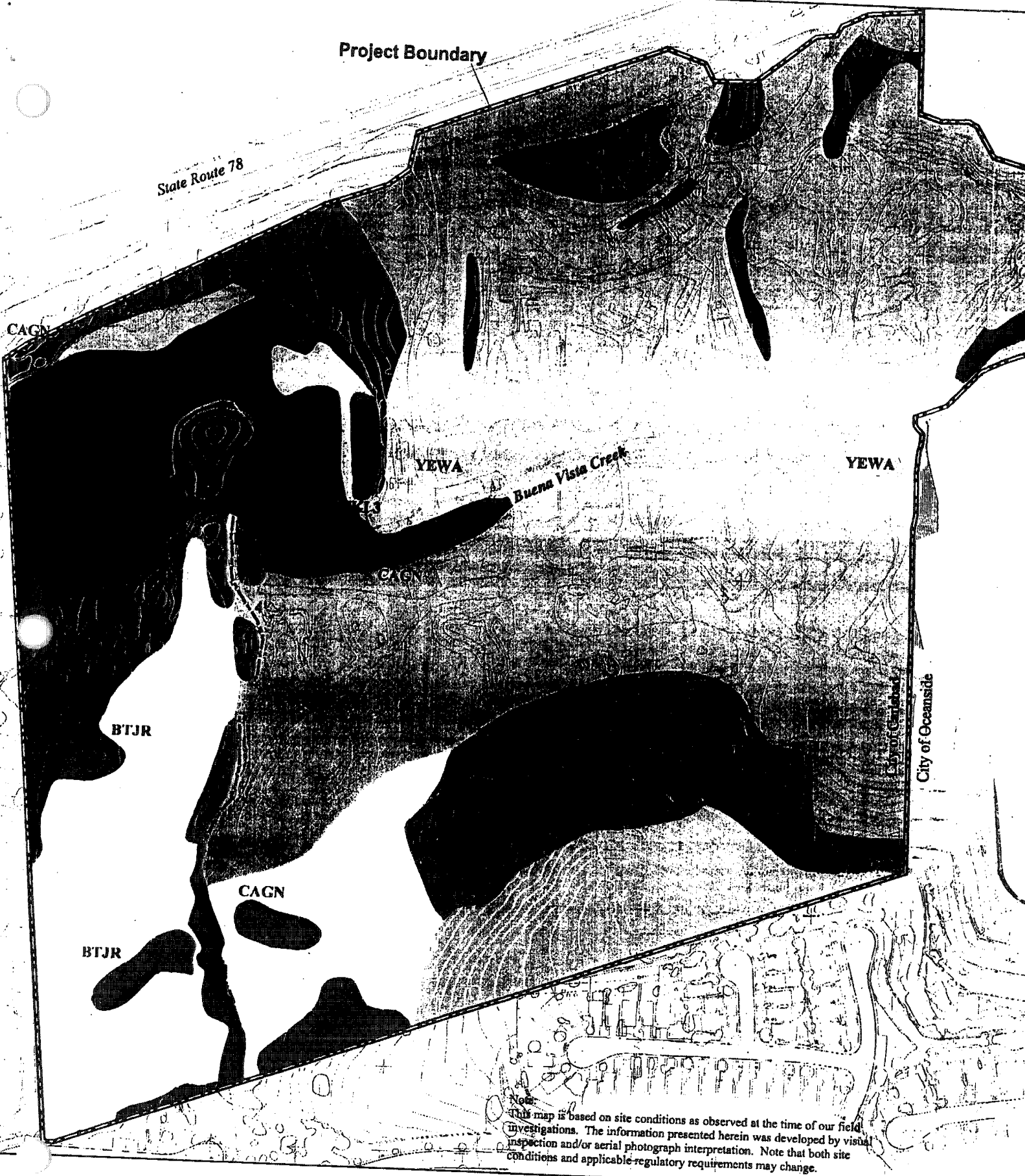
BTJR



300 0 300 Feet

Job No: HAW-04 Date: 08/29/05-EV

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Vegetati

RECLAMATION PLAN AMENDMENT FOR THE FOR

This map is intended for general display purposes only. The information on this map should not be used for site specific planning. For more specific location information, refer to the 1" = 4,000' scale species distribution maps.

ix / Major Streams



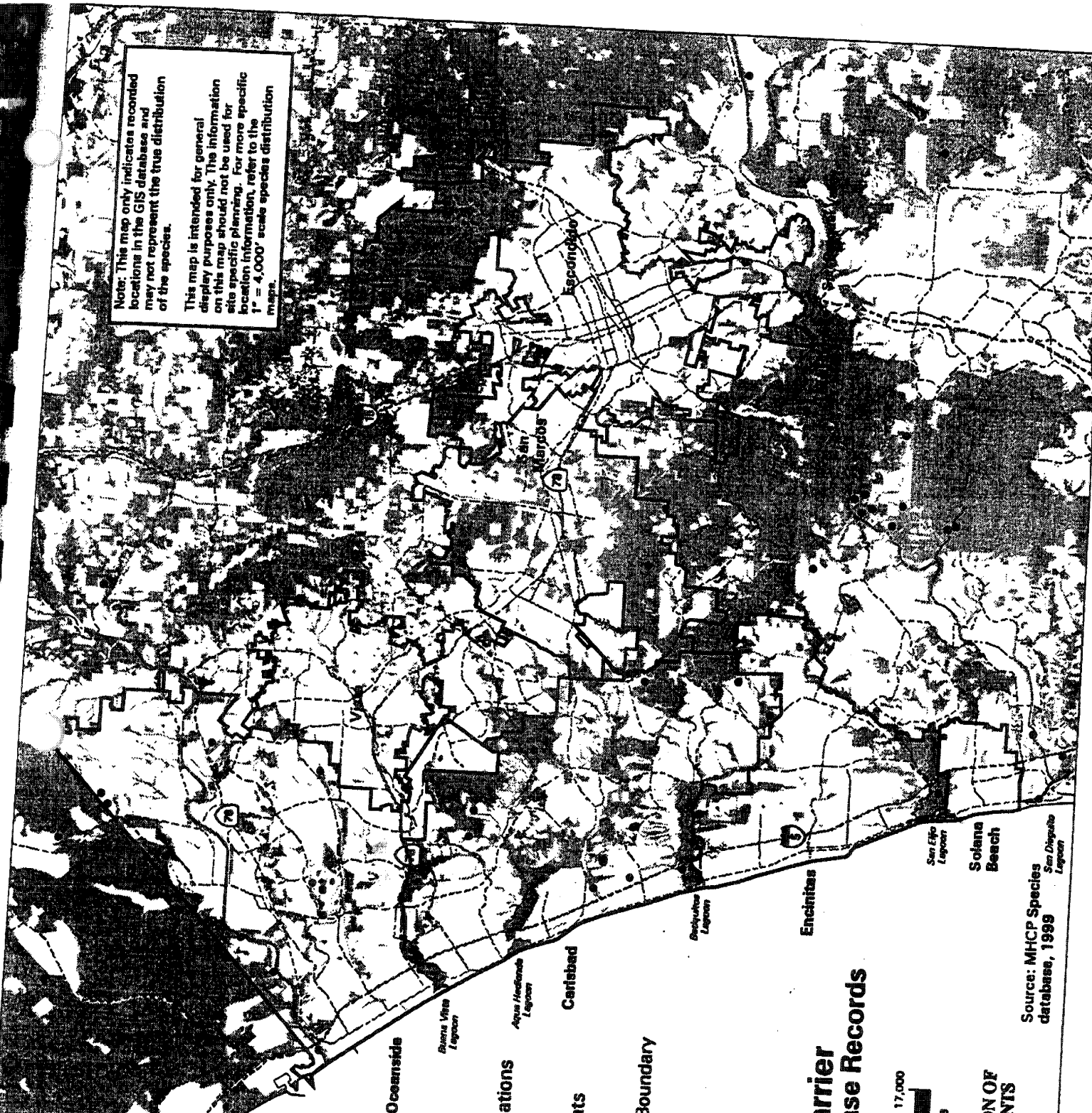
**San Diego
ASSOCIATION OF
GOVERNMENTS**

October 3, 1999

Source: MHCP Species database, 1999

Note: This map only indicates recorded locations in the GIS database and may not represent the true distribution of the species.

This map is intended for general display purposes only. The information on this map should not be used for site specific planning. For more specific location information, refer to the 1" = 4,000' scale species distribution maps.



● Recorded Locations

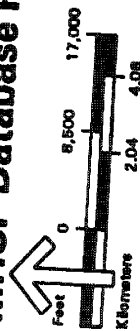
■ Natural Habitats

— Generalized Subarea Plan Boundary

— Major Roads

— Major Streams

Northern harrier MHCP Database Records



San Diego
ASSOCIATION OF
GOVERNMENTS

October 5, 1999

Source: MHCP Species
database, 1999

NATIVE AMERICAN HERITAGE COMMISSION

515 CAPITOL Mall, ROOM 204
SACRAMENTO, CA 95814
(916) 657-4000
Fax (916) 657-5390
Web Site www.nahc.ca.gov



September 7, 2004

Ms. Shelley Hayes Caron
P.O. Box 1502
Carlsbad, CA 92018

Via fax: (760-729-1818)

Dear Ms. Caron:

This is to confirm that El Salto Falls is registered as a sacred site on the Native American Heritage Commission's Sacred Lands File.

Information on the exact location and traditional uses of sites listed on the Sacred Lands File is kept confidential. If you should need additional information regarding this site, the consultant listed for this feature is:

Mr. Mel Vernon 4010 Loma Alta San Diego, CA 92114
619-583-2305

Please feel free to contact me again if you need additional assistance in protecting this site.

Sincerely,

A handwritten signature in cursive script, reading "Carol Gaubatz".

Carol Gaubatz
Program Analyst
(916) 652-6251

ABSTRACT

In July of 1984, WESTEC provided South Coast Asphalt Products Company with a report identifying archaeological resources and recommendations for testing five archaeological sites (SDI-5651-PS-1, SDI-5651-PS-2, SDI-5651-PS-3, SDI-5651-SCA-1 and SDI-9967 (W-3492). This report summarizes the testing program for SDI-9967 (W-3492). (TEMPORARY IDENTIFICATION SCA-2)

Archaeological site SDI-9967 (W-3492) was tested to determine the vertical extent, content, amount of historic disturbance and site significance.

The results of this test program produced 1 metate, 2 cores, 14 flakes/debitage, shell, bone and historic material. Historic disturbance was noted throughout all levels. The presence of cultural material and carbon-14 date of 890 years before present (Beta-10238) identify site SDI-9967 (W-3492) as a late period temporary camp site probably associated with the village locality (W-137, W-143/146), near El Camino Real and Highway 78.

Due to the paucity of artifacts and the historic disturbance, this site is identified as a non-significant resource. No further testing or work to mitigate site impacts is recommended.

*From Westec report on South Coast Aggregates
dated September 1984*

SHERMAN PROPERTY (TRAIL EASEMENTS ONLY)

Total score: 173 points

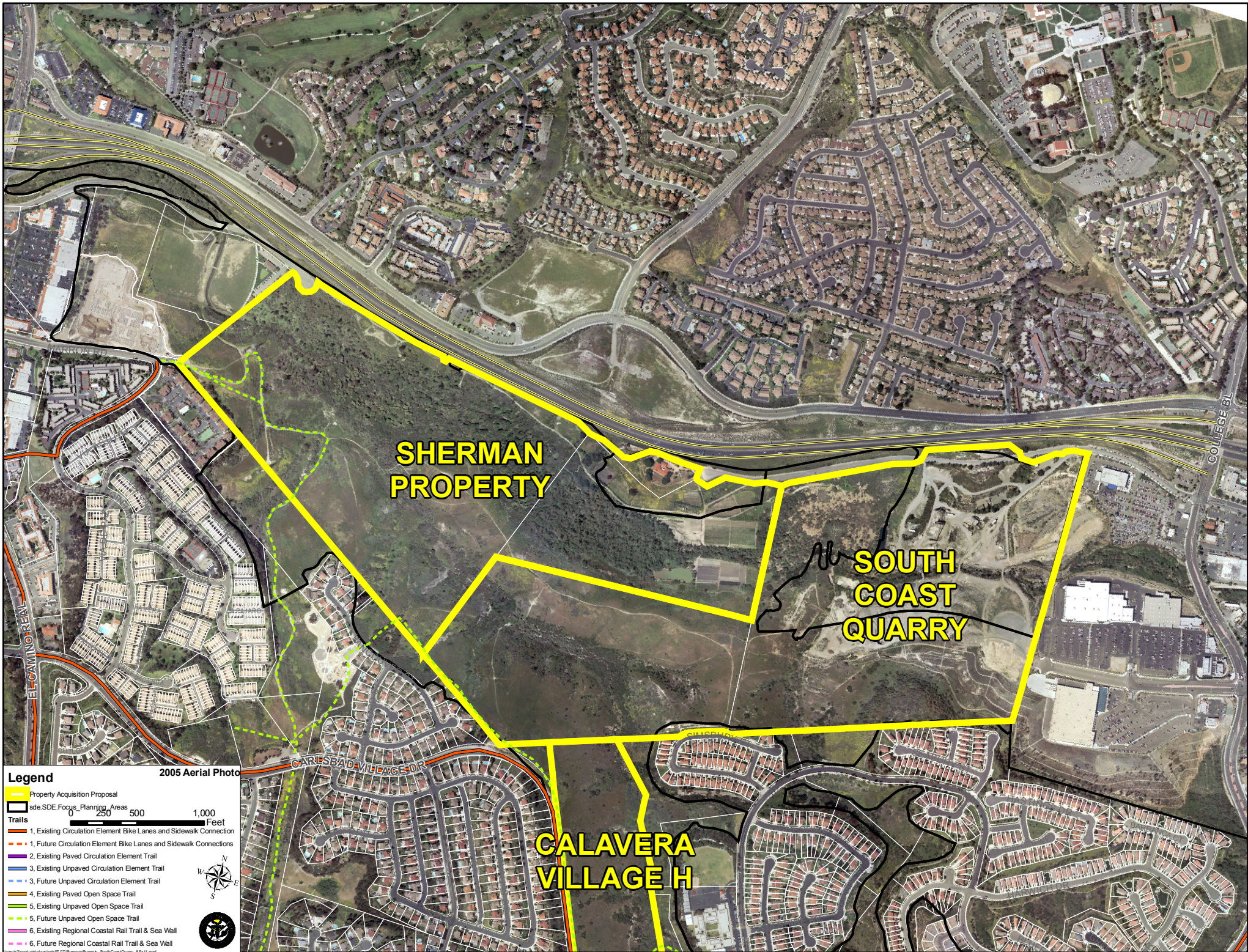
APN: 167-040-38, 167-040-39
Size: 134 acres
General Plan: Travel-Recreational (TR), Office (O), and Open Space (OS)
Zoning: Commercial Tourist with a Qualified Development Overlay (C-T-Q), Residential-Professional (R-P), One Family Residential with 10,000 square foot minimum lot size (R-1-10,000), and Open Space (O-S)
LFMZ: 25 (*note: no LFMP is approved for Zone 25*)
Location: East of the existing terminus of Marron Road within Carlsbad, between Highway 78 and Vancouver Street.

Property Owner: Joe Sherman

The property is in the process of acquisition by the California Department of Fish and Game.

Property Background: The proposal involves only the acquisition of trail easements through the Sherman Property to connect with the existing and future trail system. City and Wildlife Agency staff have been in discussions about future City trails through the open space areas. It is unclear what, if any, trails would be allowed through the conserved open space or what, if any, mitigation or payment would be needed to acquire the easements.

The site is a Standards Area in the HMP Preserve therefore certain preservation standards must be met on-site prior to development of the site. Given that the entire site will be preserved, the on-site preservation will exceed that contemplated by the HMP.



Open Space Nominations - Preserve Calavera # 1

Parcel Name: Sherman Parcel

Location: Bordered by Orion Street to the west, Carlsbad Oaks North to the east, the Mandana property to the north and future Faraday Avenue to the south (map attached).

Parcel Number: 16704024 Acres: 95.5
16704032 37.98

→Note: Request is for connecting trail linkage only. The land is being acquired for open space by the Trust for Public Land.

Acreage: 133.48 acres

Submitted by: Preserve Calavera
5020 Nighthawk
Oceanside, CA
760-724-3887

Description of parcel by Ranking Criteria:

Group A

- 24 The attached summary of biological survey done for the Rancho del Oro interchange identifies the following sensitive species on site: Least Bell's Vireo, Coastal California Gnatcatcher, Cooper's Hawk, White-Tailed Kite, Vaux's Swift, Yellow Warbler, and Yellow Breasted Chat.
- 23 This area is core habitat capable of supporting breeding populations of sensitive species. It has been identified by the state and federal wildlife agencies as the # 1 priority for acquisition in the north county MHCP area because of its critical location to provide for regional connectivity between Carlsbad and the habitat stepping stones through Oceanside to Camp Pendleton.
- 22 The parcel serves both habitat and trail link purposes.
- 21 The property would provide for a missing trail linkage identified on the City's Comprehensive Trail Master Plan.
- 20 The parcel contains Coastal sage scrub, and willow riparian woodland habitats.

Group B

___14___

Parcel meets many of the criteria of the OSCRMP including: preservation of plant & animal life, habitat for wildlife species, links and corridors that enhance the preservation of natural resources. Parcel is in the Carlsbad Hydrologic Unit Watershed and Buena Vista sub-watershed. As such it serves to enhance/protect the water quality run-off to streams, lagoons and beaches. As a public recreation area there is potential for walking, hiking & biking. An example of representative natural habitats parcel has intrinsic educational value, both programmed and unprogrammed. Keeping this parcel undeveloped will assist in further declines of local air quality. This meets categories 1, preservation of natural resources, 3 Outdoor Recreation, 4 cultural resources, and 5 public health and safety.

___13___

This parcel is located within the HMP Focus Planning Area Core 2.

___12___

This parcel is located within HMP preserve system Core 2.

___11___

This parcel contains priority habitat types per the HMP. This includes willow riparian woodland, an important wetland habitat that is along the reach of Buena Vista creek through this property.

Group C

___5___

There are numerous identified cultural sites throughout this valley. These have been recorded in the draft EIR done for the Rancho del Oro interchange project and are on record with the S.D. Museum of Man.

___4___

Preservation of this parcel would expand scenic vistas both from the higher elevations, and along the creek corridor. Since this property is along Highway # 78 it also provides for a scenic vista while driving along the freeway.

___3___

This valley is part of the natural floodplain for Buena Vista Creek. The creek extends out to about 300 feet post rain events. This natural creek flow promotes natural filtration of urban run-off and provides improved water quality for the watershed through to the Buena Vista Lagoon, an impaired waterbody, and our precious coast. The uplands area increases filtration of urban run-off and provides improved water quality for the watershed. This natural absorption greatly reduces flow volume and creek channel erosion.

___0___

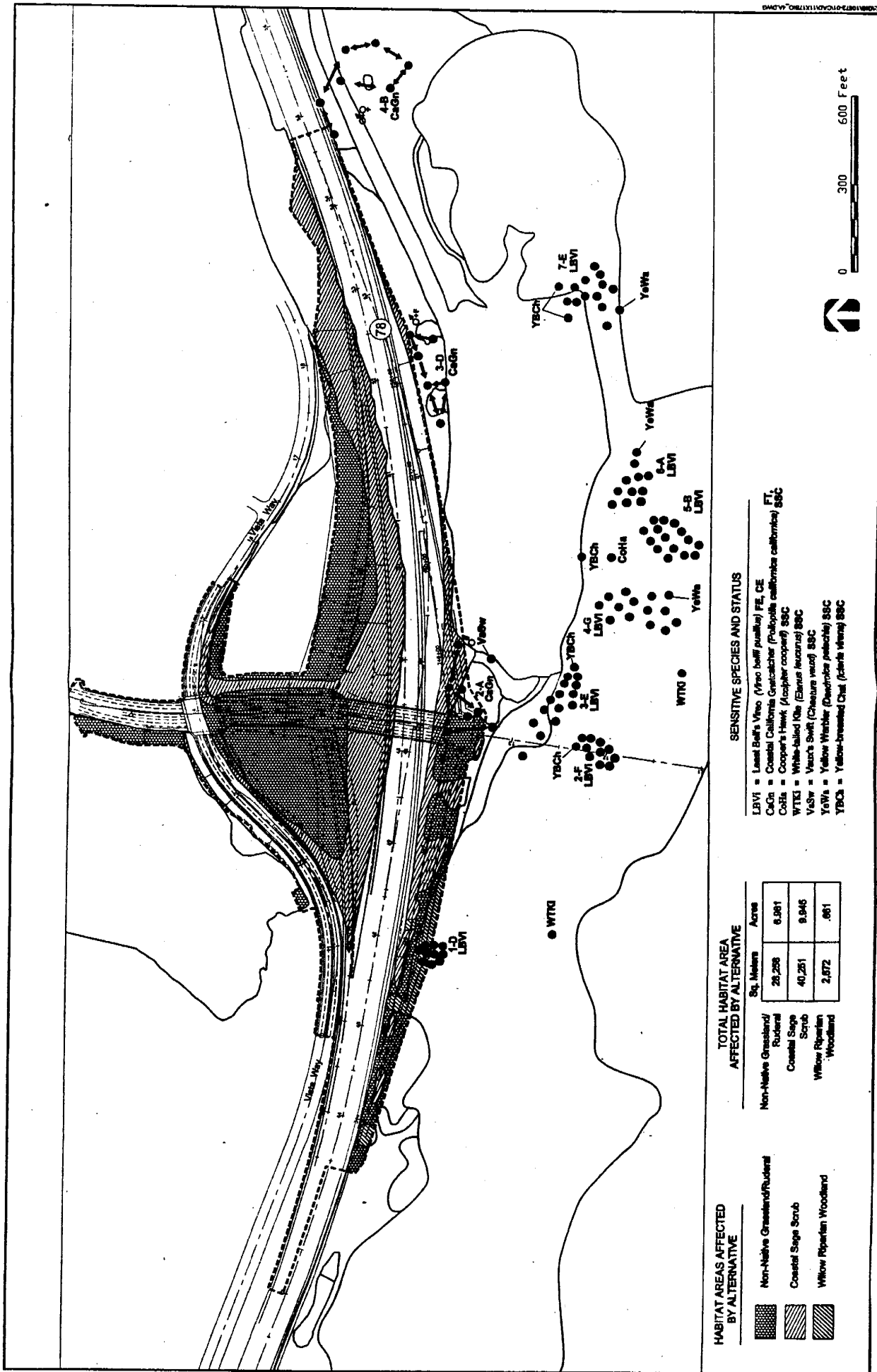
This parcel includes agricultural land that has good potential for relatively easy restoration.

___1___

The parcel contains very steep sloped areas.

173

Estimated total points



- SENSITIVE SPECIES AND STATUS**
- LBVI = Least Bell's Vireo (*Vireo bellii pusillus*) FE, CE
 - CaCh = Coastal California Gnatcatcher (*Polioptila californica californica*) SSC
 - CoHs = Cooper's Hawk (*Accipiter cooperii*) SSC
 - WTG = White-tailed Owl (*Nyctaleus californicus*) SSC
 - V-Sw = Vaux's Swift (*Chaetura vauxi*) SSC
 - YoWs = Yellow Warbler (*Dendroica palmarum*) SSC
 - YBCs = Yellow-breasted Chat (*Icteria virens*) SSC

TOTAL HABITAT AREA AFFECTED BY ALTERNATIVE

Habitat Area	Sq. Meters	Acres
Non-Native Grassland/Ruderal	28,258	6,981
Coastal Sage Scrub	40,251	9,946
Willow Riparian Woodland	2,672	.661

- HABITAT AREAS AFFECTED BY ALTERNATIVE**
- Non-Native Grassland/Ruderal
 - Coastal Sage Scrub
 - Willow Riparian Woodland

CALAVERA HILLS VILLAGE H

Total score: 173 points

APN: 167-101-19
Size: 60.08 acres
General Plan: Community Facilities (CF) and Open Space (OS)
Zoning: Planned Community (P-C)
LFMZ: 7
Location: East of Victoria Avenue, north and south of Carlsbad Village Drive.

Property Owner: Calavera Hills II LLC
The property owner is willing to sell to the City and has provided a correspondence (copy attached) describing their preferences.

Property Background: The property is located within the Calavera Hills Master Plan (MP 139). The site is divided into a northern and southern section by Carlsbad Village Drive. The northern section is already covered by a Conservation Easement and is being managed by the Center for Natural Lands Management. A Citywide trail is located along the western edge of this section of Village H, next to Carlsbad Village Drive.

The southern section of Village H contains two land use designations. A 3.2 acre site located at the corner of Victoria Avenue and Carlsbad Village Drive is designated for Community Facilities uses, such as daycare, places of worship, and civic organizations. The remainder of the southern portion is designated for open space however no Conservation Easement is in place. A heavily used Citywide trail runs along the western edge of the southern portion and the area is the primary topic of most of the attached correspondence from the public. Dedication of the entire property for open space purposes would necessitate a General Plan and Master Plan Amendment to remove the Community Facilities designation.

Committee Member Comment: A Committee member expressed concerns about the property description and potentially complicated land deal involving the City purchasing existing, preserved open space and returning it to the current land manager.



The Corky McMillin Companies

Realty • Mortgage • Land Development • Homes • Commercial

December 5, 2006

Mike Grim
Senior Planner
City of Carlsbad
1635 Faraday Ave
Carlsbad, CA 92008



Re: Calavera Hills Village H

Mike,

I would like to clarify generally the options available to the City in regard to the purchase of Village H for your staff report to City Council. First, as you know, Village H is approximately 62 acres and includes land both north and south of Carlsbad Village Drive (CVD). The land north of CVD has a conservation easement in favor of the Center for Natural Lands Management (CNLM) and is currently being managed (with funds endowed in perpetuity) by CNLM. It was our original intent to eventually transfer fee title of Village H to the Robertson Ranch HOA. The area south of CVD includes the 3.2 acres of CF site, the Calavera RV Storage Park, and remaining acreage of natural (currently non-maintained) open space, commonly referred to as the "dog park." The City has two options for purchase as outline below:

1. The City can acquire all 62 acres; hold fee title to the remaining after acreage (subject to concurrence by CNLM), granting fee title by deed to the RV Storage entity site to the Calavera Hills Recreational Vehicle Park for use of that area. In this case, the land north of CVD would be owned by the City and would not need to be deeded to the Robertson HOA.
2. The City can acquire just the acreage south of CVD based on a legal & plat to be prepared by O'Day Consultants (on behalf of CH-II LLC) and then transfer fee title to the RV Storage entity for the area covered by the RV Park.

In both scenarios, the City would be responsible for the long-term maintenance of the open space south of CVD and any future improvements. Funds for open space management north of CVD have been provided by Calavera Hills II LLC to CNLM for management in perpetuity. We anticipate that the negotiated selling price would be the same regardless of any scenario above that the City chooses to execute.

Calavera Hills II LLC is a willing seller of Village H. However, at a minimum we define that area as all of the land south of CVD. We are not willing to parcelize and sell off only the 3.2 acres of CF use as defined by the CH-II Master Plan Amendment.

Should this transaction occur the City would need to relieve CH-II LLC of any obligation to provide this additional CF site for Calavera Hills. Additionally, the City shall not condition CH-II LLC to construct, bond, or pay for any road or trail improvements through, or adjacent to, any part of Village H, south or north of CVD.

If you have any questions, please do not hesitate to contact me.

Josh Gates
McMillin Land Development
619.794.1286
jgates@mcmillin.com



Mailing Address: P.O. Box 85104 • San Diego, CA 92186-5104
2750 Womble Road • San Diego, CA 92106
TEL (619) 477-4117 • FAX (619) 336-3119
www.mcmillin.com



Michael Grim
Open Space and Trails Committee
1635 Faraday Avenue
Carlsbad, CA 92008

November 17, 2006

Dear Mr. Grim,

Thank you for this opportunity to nominate properties worthy of acquisition and preservation as permanent open space land.

Enclosed is our proposal, entitled:

Proposal to Acquire and Preserve the Village H Community Facility Site through the Ad Hoc Citizens Committee for Open Space and Trails

The Village H community facility site is a small parcel of land in Calavera Hills located in the north section of Village H South at the corner of Carlsbad Village Drive.

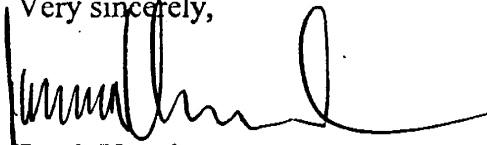
We have written this proposal for the acquisition and preservation of the Village H site on behalf of numerous concerned citizens who have enjoyed daily walks or jogs on the Village H "Dog Walk" trail for years, and would like to see the entire Village H canyon permanently preserved as open space.

This parcel has also been recognized as environmentally significant to the nonprofit organization, Preserve Calavera. They have acknowledged the importance of this parcel as a vital link in a wildlife corridor system to the Calavera Nature Preserve and other key core preserve areas recognized in the *Habitat Management Plan*.

Please contact us if you require any additional information or clarification regarding our proposal.

We would like to thank you and the entire Open Space and Trails Committee for your dedication and hours of community service to this worthy cause.

Very sincerely,



Frank Vogel

Eugenia Orlowski

RECEIVED
NOV 17 2006
CITY OF CARLSBAD
PLANNING DEPT

**Proposal to Acquire and Preserve
the
Village H Community Facility Site
through
the Ad Hoc Citizens Committee
for
Open Space and Trails**

Property Identification:
Parcel number # 167-101-19-00

Location: The north section of Village H South
at the corner of Carlsbad Village Drive and Victoria

Prepared by
E.A. Orlowski and Frank Vogel
on behalf of Concerned Citizens for Village H

Contact:
Eugenia Orlowski
3729 Bennington Court
Carlsbad, CA 92010

(760)729-2945
gigiao@aol.com

RECEIVED
NOV 17 2006
CITY OF CARLSBAD
PLANNING DEPT

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

A-1) Contains Narrow Endemics, Vernal Pools, and Other Species of Special Interest (24 points):

The acquisition and preservation of the Village H community facility site will preserve land for habitat of species of special interest.

Attached is documentation from the Multiple Habitat Conservation Plan (MHCP) of narrow endemics and species of special interest found on Village H. Figure 3G-4 from the Calavera Hills Phase II E.I.R. shows this site includes Diegan coastal sage scrub, which provides habitat for the Coastal California gnatcatcher, as well as Southern mixed and chamise chaparral, which provides habitat for a variety of native species.

Attached Documents:

- a) HMP Narrow Endemics List (D-112)
- b) CH-EIR Projects Impacts Master Plan Phase II (Figure 3G-4)
- c) MHCP vol.2 Thread-Leaved Brodiaea (4-37), (4-39 Map)
- d) MHCP vol.2 California Gnatcatcher Locations (4-353)
- e) MHCP vol.2 California Gnatcatcher (4-333), (4-238 Map)
- f) MHCP vol.2 Cooper's Hawk (4-264), (4-266 Map)
- g) MHCP vol.2 Northern Harrier (4-260), (4-262 Map)
- h) MHCP vol.2 Orange-Throated Whiptail (4-245), (4-246)
- i) MHCP vol.2 Black-Tailed Rabbit (4-421)
- j) MHCP vol.2 Horned Lizard (4-238)

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

A-2) Provides Connectivity of Biological/Wildlife Corridors (23 points):

The acquisition of the Village H site as open space will preserve all of Village H as a vital secondary corridor in a Biological/Wildlife corridor system with connections to the Calavera Preserve (HMP Core #3) to the east, to HMP Core #2 to the north, and HMP Core #4 to the southwest. (See HMP Figure 4)

Keeping all of Village H as open space for the purpose of a secondary biological/wildlife corridor in the North Carlsbad/Oceanside preserve system is especially important as it provides a secondary biological/wildlife corridor to support the weak Link A Calavera Hills wildlife corridor, (See Figure 2-7), which is cut off by College Blvd. to the east, Carlsbad Village Drive to the south, sliced by Glasgow to the west, and again by Tamarack to the west. When Link A was chosen to be the primary wildlife corridor to Core #3 (Calavera Preserve) it was considered primarily as an "avian" corridor for California Gnatcatchers. A strong link would enable safer movement of all wildlife, mammals as well as birds, to support a healthy eco-system for all, including the gnatcatchers. Although Carlsbad Village Drive cuts between Village H north and Village H south, a wildlife tunnel under Tamarack is already in place (see photo) for safer wildlife movement.

Attached is documentation from the Calavera Hills Phase II Environmental Impact Report (CH-EIR) and the City of Carlsbad Habitat Management Plan (HMP) displaying that acquisition and preservation of the Village H Community Facility Site will result in the connection, as a secondary biological/wildlife corridor, to Core Preserve Areas 2, 3, and 4, both as a direct linkage corridor for wildlife and a stepping stone connection for birds.

Attached Documents:

- a) CH-EIR Master Plan Open Space (Figure 2-6)
- b) CH-EIR Open Space Habitat Linkage (Figure 2-7)
- c) HMP (Figure 4)
- d) Photo – Tamarack Wildlife Tunnel Between Village H and Calavera Hills Park

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

A-3) Serves both Habitat and Trail Linkage Purposes (22 points):

The acquisition and preservation of the Village H site will provide additional native habitat linkages to important Core Preserve Areas 2 and 3 as shown on attached document (Figure 2-7) and benefit the preserve system for the City's habitat Management Plan (HMP).

In addition, preserving the Village H site will provide critical trail linkages to the Village H north trail which connects to trails linking to the Calavera Preserve to the east, and to the Robertson's ranch trail system to the southeast of Village H as identified on the City's Comprehensive Trail Master Plan.

Attached Documents:

- a) CH-EIR Open Space Habitat Linkage (Figure 2-7)
- b) Comprehensive Trail Master Plan

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

A-4) Provides for Trails or Trail Linkages (21 points):

The acquisition and preservation of the Village H site would preserve the popular "Dog-Walk" trail in its entirety and retain the natural open atmosphere which makes it a relaxing and enjoyable trail for all. Should the site be developed as a community facility site, a large portion of the mouth of the existing trail will be significantly altered. At least a quarter of the Eucalyptus trees on the eastern side of the trail would be removed. The trail, which is currently a half-mile loop, would be shortened.

Preserving the Village H will also provide a trail linkage "hub" to trail connections that will cross Carlsbad Village Drive to Village H north all the way to the Hope Elementary School and eventually link to the Calavera Preserve trail system. It will also provide linkages to trails that would cross Tamarack and eventually connect with trails in the Robertson's Ranch trail system. According to the City of Carlsbad Capital Improvement Projects update from 11/21/2005, "Village H will provide two additional segments to the citywide trail system when completed."

Attached Documents:

- a) Comprehensive Trail Master Plan
- b) Calavera Hills Master Plan Amendment [MP-150(H)]
- c) Capital Improvement Projects updates from 11/21/2005

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

A-5) Contains Native Habitat (20 points)

As documented in the Calavera Hills EIR (Figure 3G-4), the Village H community facility site includes native habitat classified as Diegan Coastal Sage Scrub and Southern Mixed and Chamise Chaparral.

Attached Documents:

- a) CH-EIR Projects Impacts Master Plan Phase II (Figure 3G-4)
- b) CH-EIR (Areas to be Disturbed by Grading) Table 3B-2

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

**B-1) Meets Multiple Priorities Contained in the City's Open Space and
Conservation Resource Management Plan (OSCRMP) (14 points):**

The priorities met by the community facility site of Village H in the OSCRMP have been highlighted on the attached copy of the OSCRMP.

They include priorities listed in:

- a) Category 1: "Open Space for Preservation of Natural Resources"
- b) Category 3: "Open Space for Outdoor Recreation (Programmed and Unprogrammed)"
- c) Category 4: "Open Space for Aesthetic, Cultural, and Educational Purposes"
- d) Category 5: "Open Space for Public Health and Safety."

Attached Documents:

- a) Open Space and Conservation Resource Management Plan (OSCRMP)

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

**B-2) Located within the Habitat Management Plan (HMP) Focus Planning Areas
(13 points):**

The location of the Village H site being requested for acquisition and preservation is shown on the attached document, (HMP Focus Planning Area, Figure 4)

Attached Documents:

- a) HMP Focus Planning Area Figure 4 (page D-3)

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

**B-3) Located within or Adjacent to Existing Habitat Management Plan (HMP)
Preserve System (12 points):**

The acquisition and preservation of the Village H community facility site is within the HMP preserve system and plays a vital role as part of a secondary biological/wildlife corridor for Core Areas 2, 3, and 4 as shown on the Current Preserve System, Figure 28, of the Habitat Management Plan (HMP) and the HMP Focus Planning Area Map(Figure 4)

Attached Documents:

- a) HMP (Figure 4) Focus Planning Area Map

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

B-4) Type of Habitat is Priority in HMP (11 points):

The Village H site includes Diegan Coastal Sage Scrub occupied by California Gnatcatchers, one of the habitat types listed in the Habitat Management Plan (HMP) as a higher priority for preservation. Southern mixed and chamise chaparral and a Coast Live Oak are also included on the site.

Diegan Coastal Sage Scrub is a priority in the HMP as it provides habitat for the endangered Coastal California Gnatcatcher.

Attached Documents:

- a) CH-EIR CH-EIR Projects Impacts Master Plan Phase II
(Figure 3G-4)

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

C-1) Contains Paleontological, Archeological, Cultural Resources (5 points):

The property which includes the Village H community facility site was assessed by RMW Paleo Associates, Inc. in June 1991.

“Based on the geological mapping done by RMW Paleo, Inc. all of Village H is underlain by the Santiago Formation, which has a high potential for containing fossils.” (page 270 of the CH-EIR)

The Santiago Formation is approximately 35-54 million years old and has a high potential for containing significant fossils. Sandstones in this formation have produced large and diverse assemblages of terrestrial vertebrate fossils. There are recorded occurrences of fossils within a mile of the study area.

Attached Documents:

- a) CH-EIR Paleontology (p.270)

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

C-2) Provides Connectivity of Scenic or Other Open Spaces (4 points):

Acquisition and preservation of the Village H community facility site is vital to preserving the scenic beauty of the Village H canyon and the Eucalyptus-shaded Calavera Hills Dog-Walk Trail. Village H continues north of Carlsbad Village Drive. The entire Village H north canyon is scenic open space land, which connects to HMP Core preserve #2.

The attached photos of Village H clearly show that it is a scenic oasis in a fully developed area.

Attached Documents:

- a) CH-EIR Master Plan Open Space
- b) HMP (Figure 4)
- c) Photos of Village H

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

C-3) Enhances Water Quality (3 points):

Acquisition and preservation of the Village H community facility site would enable this land to continue to play a vital role in enhancing water quality by providing vegetation (native habitat, vegetated habitat, and Eucalyptus woodland habitat) which ensures erosion control safety to neighboring residents on landslide-prone, steep manufactured slopes on the eastern and western sides of the site.

The issue of erosion problems that could arise from grading the Village H site was addressed at the 10/7/2003 Carlsbad City Council meeting. The city council requested that City Engineer, Glenn Pruim, examine Village H, investigate the erosion and hydrology concerns of the homeowners whose properties border Village H, and meet with the homeowners to address their safety concerns.

Homeowner, Bruce Grouse, from the Crest, an HOA bordering Village H, provided City Engineer Glenn Pruim the web link to the North County Times Article, "Mudslide Causes Flooding in Poway's Beeler Canyon." This article reports on mudslide problems that resulted when a similar canyon in Poway was graded for development.

As of this date, no City Engineer has formerly met with the neighboring homeowners to guarantee that no problems or damage to their properties would result from any grading or site changes in the Village H canyon.

Attached Documents:

- a) NC Times 2/15/03 "Mudslide Causes Flooding in Poway's Beeler Canyon" <http://www.nctimes.net/news/2003/20030215/102537.html>
- b) Open Space and Conservation Resource Management Plan (OSCRMP): Category 5: "Open Space for Public Health and Safety"
- c) (CH-EIR) Slope Analysis by Village (Tale 3B-1)

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

C-4) Property not in need of Habitat Rehabilitation/Revegetation (2 points):

A portion of the Village H site consists of Diegan Coastal Sage Scrub occupied by California Gnatcatchers. The site also contains Southern Mixed, and Chamise Chaparral (CH-EIR, Figure 3G-4).

Based on the presence of the Diegan coastal sage scrub and Southern mixed and Chamise chaparral on the site, the remaining portion of the site (primarily non-native grassland) has been assessed by Greg Rubin of California's Own Native Landscape Design as fully restorable to the existing native habitat types or a compatible native habitat type.

Attached Documents:

- a) CH-EIR Projects Impacts Master Plan Phase II (Figure 3G-4)
- b) Greg Rubin – California's Own Native Landscape Design (760)746-6870

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

C-5) Possesses Special or Unique Circumstances (1 point):

Village H, including the community facility site, is a special and unique natural resource, both to Calavera Hills and surrounding communities, and to the City of Carlsbad. Due to its small size, its strategic location, and the fact that it provides a multitude of vital open space and conservation resource functions, the investment in acquiring this remaining tiny lot of Village H to permanently preserve as open space will result in large pay-offs for generations to come.

It is ironic that the Village H site had been zoned for a community facility as it has been functioning for decades as the most inclusive community facility imaginable. It has served as a playground for dog-walkers, dogs, hikers, joggers, naturalists, bird-watchers, and children, as well as habitat and a wildlife corridor for native plants and wildlife. People come from all areas of Carlsbad and neighboring cities to experience this unique "Open Space Park," as open space was meant to be enjoyed. No constructed community facility could be as open, multi-functional, and inclusive as Village H in its natural state.

Due to the unique sloped topography of Village H, people and dogs can enjoy the elevated eucalyptus-shaded trail loop, without disturbing the native habitat and wildlife in the canyon below. This simultaneous dual-function role of Village H is a rare special feature that would be difficult to replicate – yet another reason to preserve this land as open space.

In addition, this site is not needed for a community facility site. A Village H update on the Preserve Calavera web site dated 6/15/04 claims: "The City Council has determined that this land is not needed to meet the requirements of Community facilities – as that requirement was increased after the Master Plan was approved."

It should also be noted that this site is not conducive to development. Numerous homeowners on the steep eastern and western slopes on either side of this site have expressed concerns about the stability of their slopes and the safety of their homes should the trees and vegetation be removed, and the hydrology of the canyon be disturbed from grading and development. Lawsuits are costly to the City and to taxpayers and all safety concerns and liability issues should be considered carefully.

In addition, traffic concerns for development of this site have not been adequately addressed. The site is to the southeast of a particularly narrow and sharp bend on Carlsbad Village Drive. Longtime residents can cite numerous accidents that have occurred on this stretch of road.

**Proposal to Acquire the Village H Community Facility Site
through the Ad Hoc Citizens Committee Criteria for Open Space and Trails**

When factoring in the costs of correcting these problems, if they are correctible, it would not make it cost effective to develop this site. This also makes it a prime candidate for open space acquisition.

Finally, there has been a long history of strong community support in favor of preserving all of Village H as open space. Groups such as "Save Village H" were formed, and residents of the community have united in their efforts to keep what has been referred to as the "heart and soul" of the community as open space.

Village H was initially zoned for the development of many homes. The City Planners should be congratulated for recognizing the value of the Village H trail as a priceless community resource. They rezoned the land with a less intrusive community facility site. But now that it has been determined this land is no longer needed for a community facility, we propose that this land will better serve the people, dogs, and wildlife of Carlsbad as permanent open space land.

In conclusion, the acquisition and preservation of this Village H site would be a great benefit to the City of Carlsbad as a prime example of the multitude of functions that a site like Village H can provide as open space land. It will serve both the community and the City as a special and unique natural resource for all the generations to come.

Attached Documents:

- a) Preserve Calavera - Issues (updated 6/15/04) : Village H (p.9)
- b) North County Times 08/04/4004: "Residents Urge City to Preserve 'Village H Site'"
- c) San Diego Union Tribune 11/29/2003: "City Puts on Hold Proposal to Grade Calavera Hills Site"
- d) North County Times 10/04/2003: "Group Wants Calavera Land Untouched"
- e) North County Times 10/04/2003: Letters to Editor: "Don't Pave Over Our Beautiful Open Space"

Point Total: 175 points

APN # 167-101-19-00 (see attachment)

Map:

The Area of Village H total includes approximately 61.19 acres. If the City were to acquire this property, they would need to deed the southern area containing the Calavera Hills RV Storage site to the RV Storage Corporate entity. The area of Village H north of Carlsbad Village Drive is currently being maintained by CNLM via a recorded conservation easement, and would need to be deeded to the Robertson Ranch HOA as underlying land owner.

The remaining area of Village H (south of Carlsbad Village Drive) would be available for acquisition. It should be noted that approximately 3.2 acres remaining within this area are currently zoned for a Community Facility (CF) use as per the Master Plan Amendment for Calavera Hills Phase II, on file with the City as MP-150 (H) and (I).

See attached files for: a) the section from Calavera Hills Master Plan Amendment on Village H including an overall map; b) a legal description (by O'Day Consultants) of the area of north Village H which is currently maintained by CNLM; c) a map of PA 23A open space south of Tamarack Avenue within Robertson Ranch; d) an aerial photo-map of Village H; e) an aerial photo-map showing the southern area of Village H including the portion that is currently used by the RV Parking entity for Calavera Hills, and; f) a detailed APN property report.

Primary Contact:

Josh Gates
Calavera Hills II, LLC
McMillin Land Development
619.794.1286
jgates@mcmillin.com

Secondary Contact:

Brian Milich
Senior Vice President
Calavera Hills II, LLC
McMillin Land Development
619.794.1308
bmilich@mcmillin.com

How this area meets Open Space Criteria guidelines:

1. Group A – provides connectivity of biological/wildlife corridors. This parcel (through connectivity with the Tamarack Point HOA Open Space) will ultimately connect the open space area south of Tamarack Avenue within the Robertson Ranch Master Plan (PA 23A) with the area of open space in the northern portion of Village H (currently being maintained by CNLM) and ultimately the trails that continue into the Sherman property, south of SR-78.
2. Group A – serves both habitat and trail linkage purposes. This area contains both open space and trails. The open space, while not containing any native vegetation, could benefit the preserve system for the City's Habitat Management Plan (HMP). The trails will allow north-south connectivity from PA 23A in Robertson Ranch West Village at El Camino Real, through the Tamarack Point HOA Open Space and Village H, all the way up to the Sherman Property to the north.
3. Group A – provides for trails or trail linkages. As described above, this area provides a trail connection running south to north, and also contains the well-known dog park and trail which is very popular among local residents.
4. Group B – Meets multiple priorities contained in the OSCRMP.
5. Group B – located within the City's HMP Focus Planning Area.
6. Group B – located within or adjacent to existing HMP Preserve system.
7. Group C – provides connectivity of scenic or other open spaces. This area connects a scenic walkway and the trail has views which should be preserved for the community.
8. Group C – possesses special or unique circumstances. There is tremendous local neighborhood support for maintaining this area for dog walkers and hiking/bicycling.

Property Detail Report
CARLSBAD VILLAGE DR, CARLSBAD CA 92008-

Owner Information:

Owner Name: CALAVERA HILLS II L L C
Mailing Address: 2727 HOOVER AVE, NATIONAL CITY CA 91950- 6625
Phone Number: Vesting Codes: CO /

Location Information:

Legal Description: 61.19 AC M/L IN LOT J TR 823
County FIPS: 6073 APN: 167-101-19-00
Census Tract/Block: 0198031009 Thomas Bros. Map #: 1106-E5
Legal Book/Page: 167-10 / Tract #: 823
Legal Lot: J Tract Name: RANCHO AGUA
Legal Block: HEDIONDA POR
Township-Range-Sect: --

Last Market Sale Information:

Recording/Sale Date: 12/31/1998 / 1998-12-29 00:00:00.0 1st Mtg Amount/Type: \$ /
Sale Price: \$ 1st Mtg Term/Due Date:
Sale Type: F 1st Mtg Deed Type:
Document Number: 000000863901 2nd Mtg Amount/Type: \$ /
Deed Type: G 2nd Mtg Deed Type:
Title Company: FIRST AMERICAN TITLE Lender:
Seller Name: CYPRESS VALLEY L L C

Prior Sale Information:

Prior Rec/Sale Date: 04/13/1989 / 04/01/1989 Prior Sale Type: P
Prior Sale Price: \$1,000 Prior Deed Type:
Prior Doc Number: 000000193428 Prior 1st Mtg Amt: \$

Property Characteristics:

Gross Area:	0	Garage Area:	0	Construct Type:
Living Area:	0	Garage Type:		Heat Type:
Building Area:	0	Parking Type:		Exterior wall:
Total Rooms:	0	Parking Spaces:	0	Building Type:
Bedrooms:	0	Basement Area:	0	Pool:
Bath(F/H):	0/0	Basmt Finish Type:		Pool Type:
Year Built/Eff:	/	Foundation:		Air Conditioning:
# of Stories:	0.0	Roof Shape:		Style Type:
Stories Type:		Roof Cover:		Quality:
Units #:	0	Roof Framing:		Floor:
Condition:		Fireplace:		

Site Information:

Zoning:	1	Acres:	60.0784	Fuel Type:
Property Indicator:	80	Lot Area:	2617015	Sewer Type:
Flood Panel ID:		Lot Width/Depth:	0 x 0	Water Type:
County Use:	110	Land Use:	460	

Tax Information:

Assessed Value:	\$143,189	Property Tax:	\$4,416	Tax Year:	2005
Land Value:	\$143,189	Tax Area:	09013	Homestead Exemption:	
Improvement Value:	\$				

B. VILLAGE H

1. DESCRIPTION:

Village H is located along the western edge of LFMP Zone 7, and is bisected by Carlsbad Village Drive, as shown on Exhibit 22. Village H has a gross area of 66.0 acres and a net developable area of 9.9 acres per the Zone 7 LFMP constraints analysis. As required by this Master Plan, the northern portion of Village H will remain undeveloped open space, and a net development pad of 2.04 acres on a 3.2 acre graded area adjacent to the south side of Carlsbad Village Drive will be developed with a community facility land use such as a day care. The remaining portion of Village H South of Carlsbad Village Drive will remain open space.

2. USE ALLOCATION:

Open Space (OS) and Community Facilities (CF)

General Plan Land Use:

OS (Open Space with a 3.2 acre Community Facility site)

Zoning District:

OS and CF

Growth Control Point:

N/A

Calavera Hills Master Plan:

Allows community facilities such as daycare use within the CF portion of the village. Community trails allowed within open space.

Permitted Uses on CF Parcel:

- (1) Child daycare
- (2) Churches, synagogues, temples and other places of worship;
- (3) religious reading room;
- (4) welfare and charitable services with no permanent residential uses;
- (5) social clubs (non-commercial);
- (6) fraternal associations and lodges (except college fraternities/sororities);
- (7) youth organizations;
- (8) civic associations;
- (9) veterans' organizations;
- (10) adult and/or senior daycare;
- (11) other similar uses.

LOT SIZE/OWNERSHIP TYPE:

Private ownership of the CF site.
Common HOA ownership of open space.

4. **SPECIAL DEVELOPMENT STANDARDS:**

- Setbacks: Structures shall be set back a minimum of 30 feet from Carlsbad Village Drive (secondary arterial), and 20 feet from Victoria Drive. Minimum setback from the nearest adjacent residential building to the west shall be 30 feet.
- Building Height: Maximum building height shall not exceed 24 feet to the peak of the roofline if a roof pitch of less than 3/12 is provided. Architectural projections are allowed. Building heights shall be measured per Section 21.04.065 of the Carlsbad Municipal Code.
- Lot Coverage: N/A
- Parking: Parking requirements for the future community facilities shall be per Section 21.44 of the Carlsbad Zoning Code or as required in the CF Zone Section 21.25.

5. **DESIGN CRITERIA:**

- Screening: Open parking for the community facility shall be screened from the existing residences to the west through the use of a combination of evergreen landscaping and/or screen walls to the satisfaction of the Planning Director.
- Access: Primary vehicular access to the site shall be taken from Victoria Drive, although a secondary access may be provided on Carlsbad Village Drive if approved by the City Engineer. No other vehicular access to the village shall be allowed.
- Architecture: Strong architectural relief shall be incorporated into the design of the community facility structure.
- Trails: The existing trail in the southern portion of the site shall be maintained by the Master HOA, however may be offered for dedication to the City for permanent public use. Some modification of its existing alignment at the community facility development is allowed.

6. **REQUIRED CITY PERMITS:**

Tentative Parcel Map; Hillside Development Permit; Conditional Use Permit if CF use other than daycare. If stand alone daycare use, a site development plan is required.

The City Council will be the final decision-making authority for all proposed uses within Village H.

7. ENVIRONMENTAL MITIGATION CONDITIONS (Per EIR 98-02):

Visual Quality: The development shall implement the detailed landscaping requirements identified in this Master Plan for manufactured slopes adjacent to the proposed draft MHP open space to reduce the contrast and blend the visual appearance of the graded and developed site from natural off-site areas.

Visual Quality: The development shall implement the Master Plan's transitional landscaping plantings between development and native vegetation on visible manufactured slopes and internal project landscaping to reduce the off-site aesthetic impact from the grading proposed for residential development pads and roads.

Visual Quality: The development shall implement this Master Plan's landscaping requirements for perimeter slopes as a condition of the master tentative map's final map or grading plan, whichever occurs first.

Noise: The project applicant shall construct noise barriers varying from three to four feet in height along the top of the pad slopes as shown in Figure 3D-5 of the EIR to ensure that exterior ground floor noise levels are reduced to 65 CNEL or less.

Noise: For those areas where ground- and/or second-floor exterior noise levels are projected to exceed 60 CNEL, it will be necessary for the windows to remain closed to ensure that interior noise levels meet the City's 45 dB(A) Leq(h) standard for schools. Forced-air circulation or air conditioning shall be provided for all buildings where it is necessary to keep windows closed in order to meet the City's interior noise standard.

Paleontology: During the grading operation, a qualified paleontologist shall be retained to perform periodic inspections of excavations and salvage exposed fossils. The frequency of inspections will depend on the rate of excavations, the materials being excavated, and the abundance of fossils. The paleontologist shall be allowed to divert or direct grading in the area of an exposed fossil to facilitate evaluation and, if necessary, salvage.

Hydrology:

This project shall comply with the NPDES permit regulations as promulgated by the California Regional Water Quality Control Board for the San Diego region. Current regulations require the control of non-storm water discharges to the storm water conveyance system, development and implementation of a monitoring and reporting program to assess the SWPPP.

The project shall adhere to the regulations of the NPDES permit and to control sedimentation and erosion, including installation of temporary detention basins or other means of stabilization or impoundment required by the State Water Resources Control Board. The following guidelines shall be used during design and implemented during construction to reduce runoff and minimize erosion:

- Comply with current drainage design policies set forth in the City of Carlsbad procedures.
- Create desiltation basins where necessary to minimize erosion and prevent sediment transport, until the storm drain system is in place and streets are paved.
- Landscape all exposed, manufactured slopes per City of Carlsbad erosion control standards.
- Phase grading operations and slope landscaping to reduce the susceptibility of slopes to erosion.
- Control sediment production from graded building pads with low perimeter berms, desiltation basins, jute matting, sandbags, bladed ditches, or other appropriate means.

8. PROJECT LEVEL CONDITIONS:

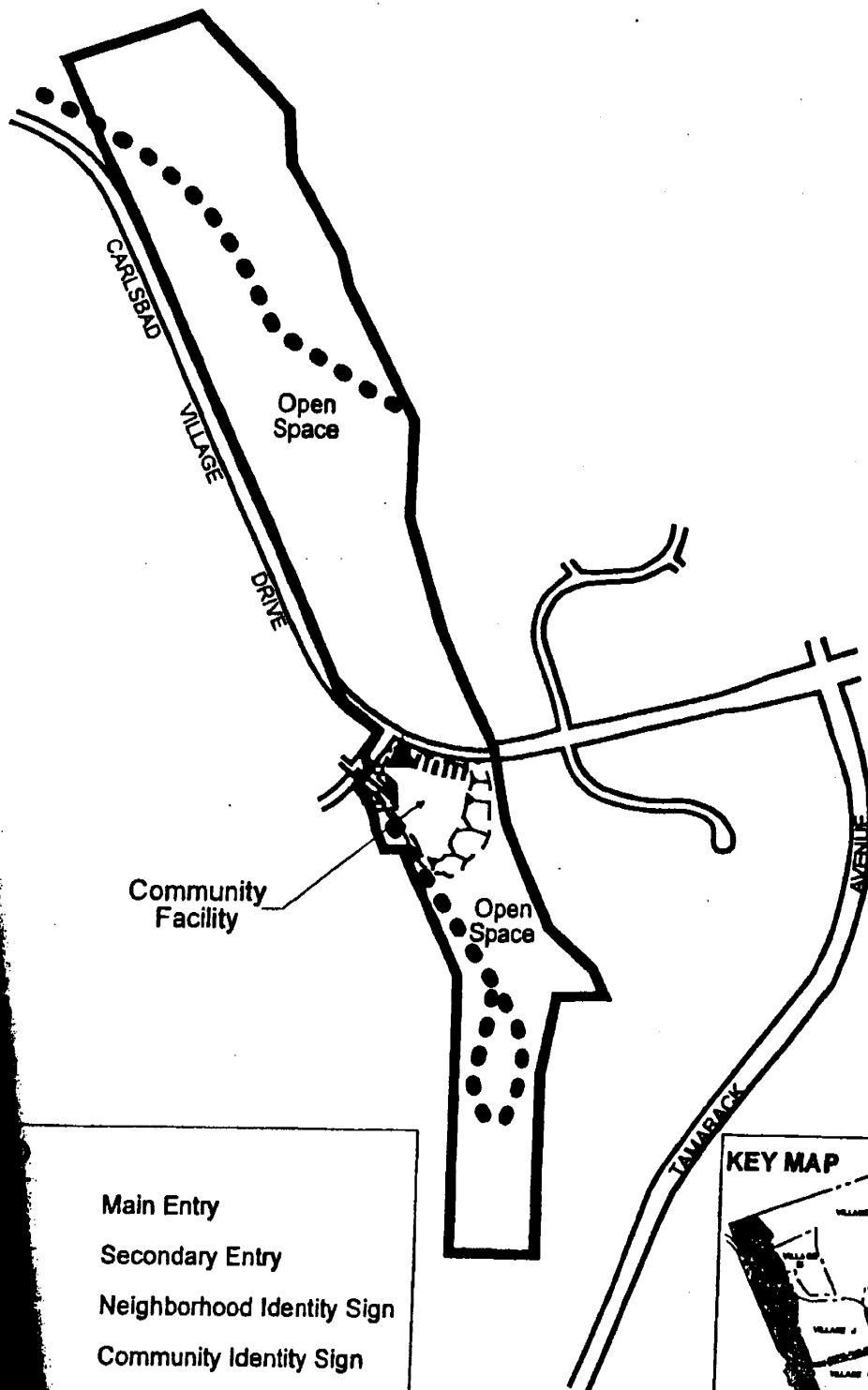
- a. Development of the community facility project shall be required to design and construct the necessary improvements to Carlsbad Village Drive to provide for a smooth transition from four-lane design to two-lane design within the vicinity of Village H.

b. The community trail in this village shall be shown on the site development plan approved for the community facility use, and shall be installed and landscaped if determined appropriate prior to issuance of a certificate of occupancy of any structure on the site. Maintenance of the trail shall be the responsibility of the homeowner's association until the City agrees to accept maintenance as part of a citywide trail maintenance program.

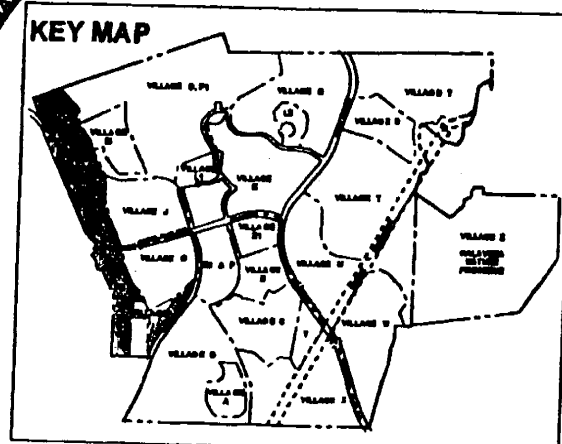
c. Contour grading shall be utilized for embankment of the site for a natural terrain appearance. Revegetation of slopes adjacent to the open space with native plant materials, as permitted by the Fire Marshal shall be incorporated into the design.

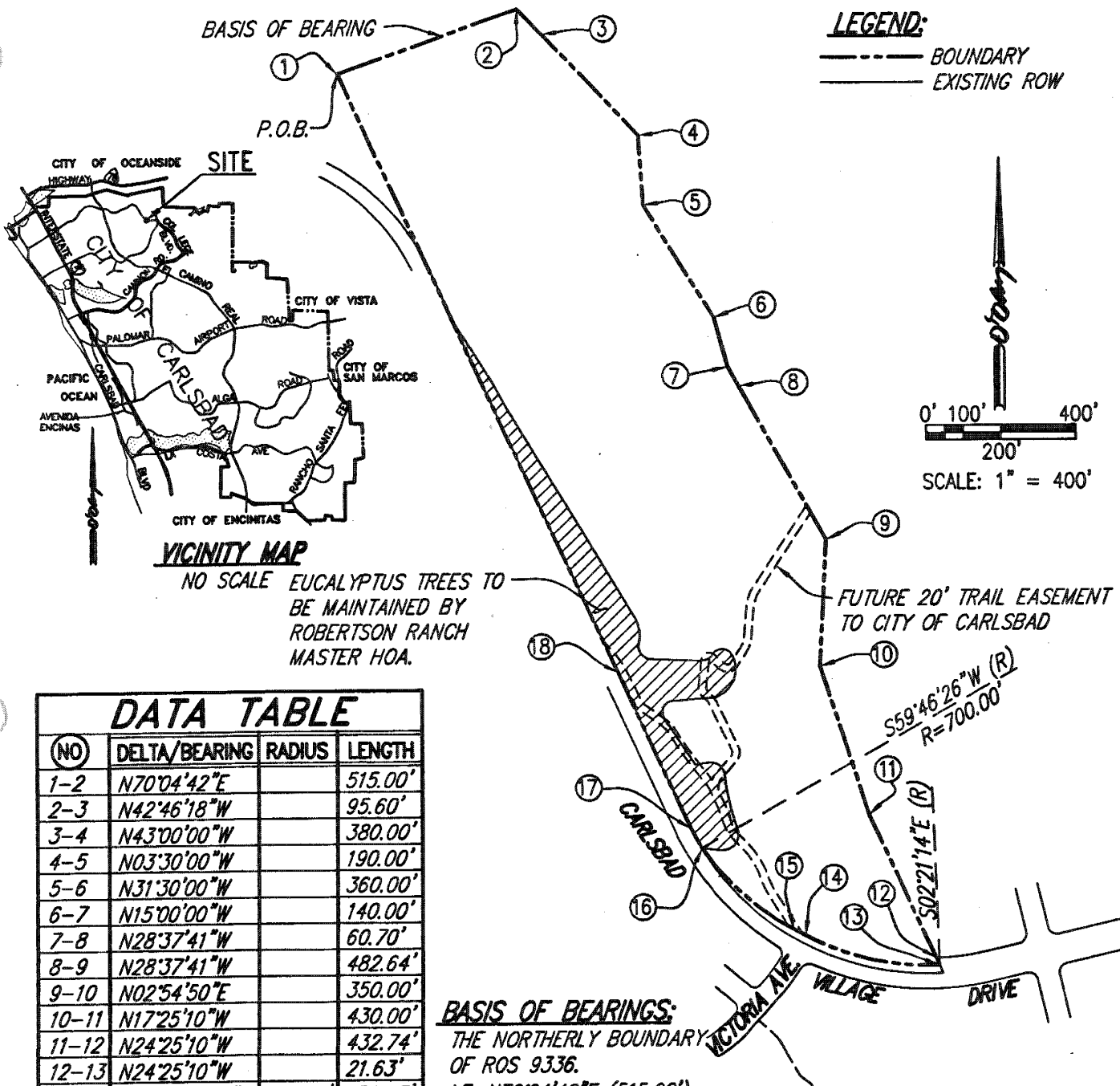
d. Construction of the southerly link of College Boulevard and Cannon Road shall have commenced prior to issuance of a certificate of occupancy for this village.

VILLAGE H



- Main Entry
- Secondary Entry
- Neighborhood Identity Sign
- Community Identity Sign
- Noise Wall
- Views
- Public Trail





VICINITY MAP

NO SCALE EUCALYPTUS TREES TO BE MAINTAINED BY ROBERTSON RANCH MASTER HOA.

DATA TABLE

NO	DELTA/BEARING	RADIUS	LENGTH
1-2	N70°04'42"E		515.00'
2-3	N42°46'18"W		95.60'
3-4	N43°00'00"W		380.00'
4-5	N03°30'00"W		190.00'
5-6	N31°30'00"W		360.00'
6-7	N15°00'00"W		140.00'
7-8	N28°37'41"W		60.70'
8-9	N28°37'41"W		482.64'
9-10	N02°54'50"E		350.00'
10-11	N17°25'10"W		430.00'
11-12	N24°25'10"W		432.74'
12-13	N24°25'10"W		21.63'
13-14	Δ = 31°26'34"	678.00'	372.07'
14-15	N60°54'40"W		35.94'
15-16	Δ = 26°37'17"	717.00'	333.14'
16-17	Δ = 05°03'57"	700.00'	61.89'
17-18	N24°22'59"W		473.75'
18-1	N24°25'15"W		1805.09'

BASIS OF BEARINGS:

THE NORTHERLY BOUNDARY OF ROS 9336.
I.E. N70°04'42"E (515.00')

LEGAL DESCRIPTION:

A PORTION OF LOT J PER MAP 823
FILED ON NOVEMBER 16, 1896.



**OPEN SPACE EXHIBIT
EXHIBIT "B"**

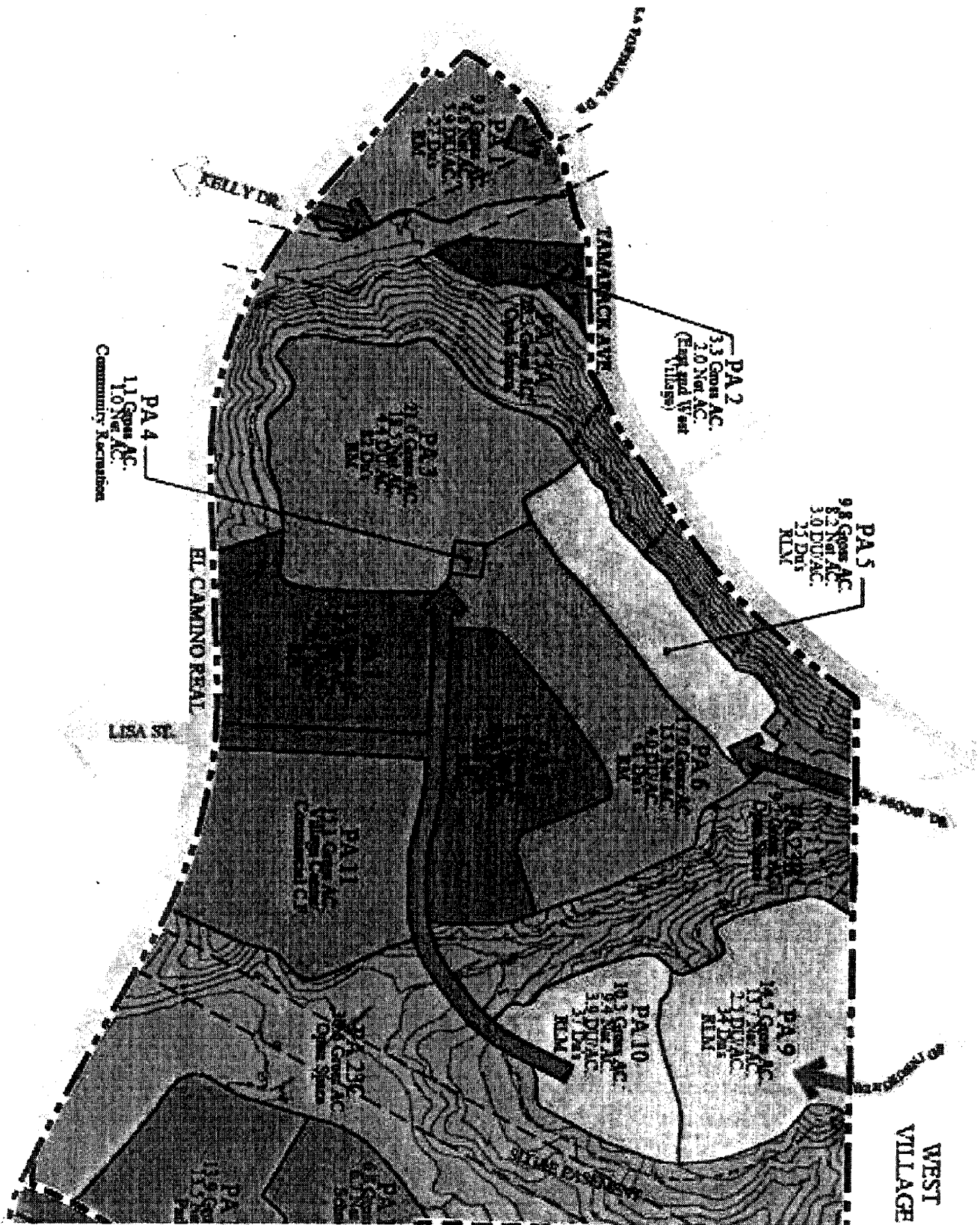
SHT. 1 OF 1 SHT.

A.P.N. 167-101-19

PATRICK N. O'DAY
R.C.E. 27214 EXP. 3/31/07

O'Day
CONSULTANTS

2710 Loker Ave. Suite 100
Carlsbad, CA 92010
760-931-7700
Fax: 760-931-8680



South Area of Village H



Imagery Copyright © 2008

Includes RV Parking Site



Scale: 1"=275'



DMP LandVision

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Village H Full View



Area North of CVD to Robertson Ranch HOA and CNLM-maintained



Scale: 1"=614'

DMP LandVision

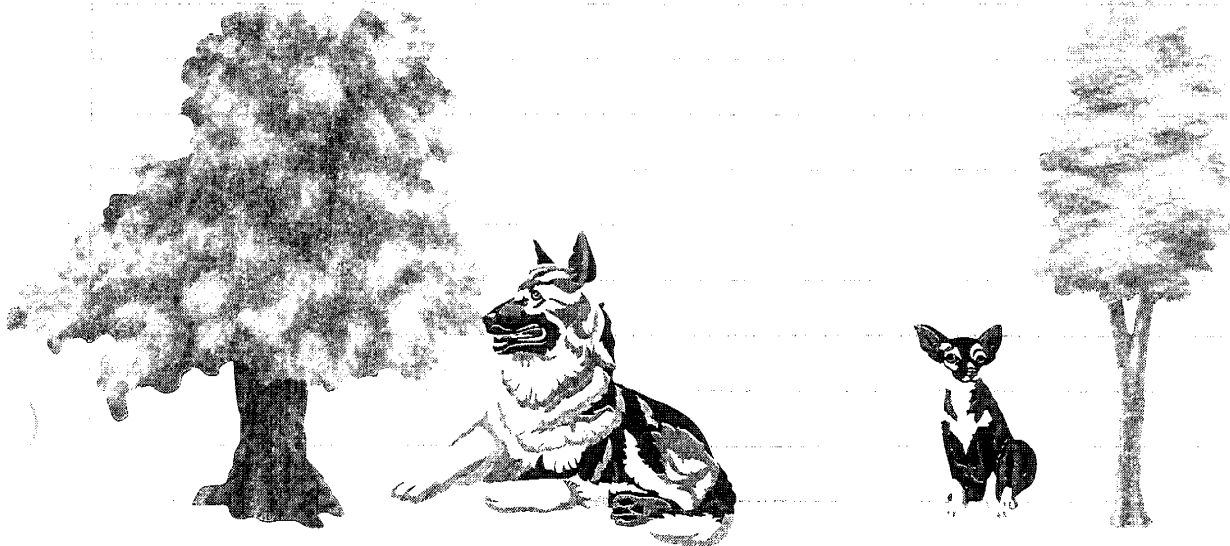
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Michael Bright
8/1/08

Dear City of Carlsbad, Open Space Committee,

My name is Michael Bright and I am a resident of Carlsbad. My home is right near "Village H" or as my family commonly refers to as a canyon. ~~Everyday~~ I have lived in the same home for nearly 10 years. ~~Everyday~~ My whole family walks up to the canyon to walk our dogs. We really enjoy walking up to the canyon, because it gives us a ~~the~~ connection to nature and brings our family together. We love to watch all the wildlife in the canyon. The canyon holds lots of hawks, owls, and other ^{exotic} birds. It also has lots of rabbits, lizards, frogs, and coyotes. When walking our dogs, they love to explore the wildlife surrounding them. It's the only connection my family and I have to nature in California. The rest of SoCal has been overdeveloped and is turning to a huge city. I would like to preserve Village H because it is a ~~very~~ very influential setting in my life. If it turned into more homes or another Wal-Mart, I would be very disappointed with the city of Carlsbad. Please preserve Village H.

Michael Bright

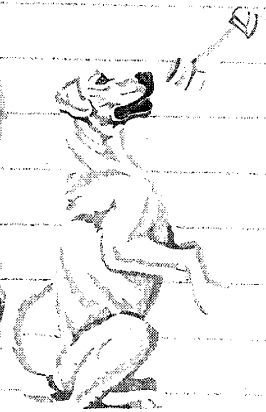
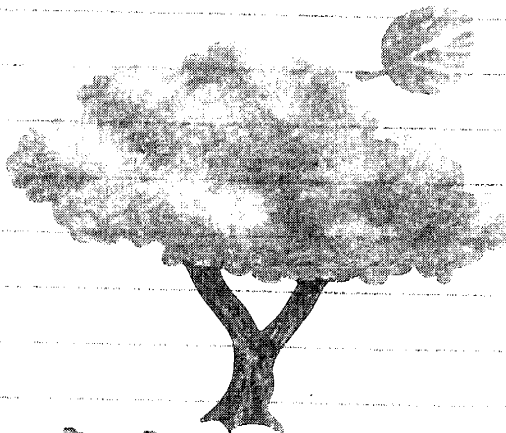


Dear City of Carlsbad Open Space
Committee,

My name is Keny, and I'm from
San Diego but I go to village H
while I am with my mom to walk
her dogs. I have been with her
for 5 years and went to the
Canyon often since then. When we got
our first dog we went there and
th dog was so happy. It was exciting
to see all of the animals and
other dogs being walked. I go
out there every day now and it's
so fun, besides it's the only place left
for the animals in the whole area
so please don't build there. ~~I hope~~

Sincerely,
Keny Santa Maria

AUGUST 1, 2006



From: "anne spindel" <annespindel@adelphia.net>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/28/2006 12:29:32 PM
Subject: village H

Greetings,

I am writing to express my support of designation of the entire village H area as open space. This wonderful natural resource is a jewel of tranquility in the midst of urban sprawl. The wildlife is incredibly abundant, and citizens of all ages and walks of life enjoy walking, hiking, riding, and discovering in this precious habitat. Please do everything in your power to see to it that this precious resource is preserved for all the worthy citizens of Carlsbad--human and otherwise!

Sincerely, Anne Spindel

Mike Grim - Village H Canyon

From: "Dean Johnson" <deansj@hotmail.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/28/2006 3:38 PM
Subject: Village H Canyon

Hi Michael,

I'm writing to in hope of preserving the Village H Canyon. The canyon and dog trail is very important to us who jog and walk our dogs there. Please do whatever is in your power to preserve this area. Thank you!

Sincerely,

Dean Johnson

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From: "Nicole Lynn" <mrsjeter2@hotmail.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/28/2006 2:19:02 PM
Subject: trail

Hi...

I love the trail to walk/jog/and bring my roommates puppy. It is so important to preserve places like this for our community. It brings together neighbors and allows our dogs to enjoy the outdoors with other dogs.

Anything I can do please contact me.

Thank you!

Talk now to your Hotmail contacts with Windows Live Messenger.
<http://clk.atdmt.com/MSN/go/msnnkwme0020000001msn/direct/01/?href=http://get.live.com/messenger/overview>

From: "Marianne H" <mh612@earthlink.net>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/28/2006 3:18:21 PM
Subject: Village H

Please preserve all of Village H as permanent open space.

Thanks,

Marianne Hrschberg
3719 Bennington Ct.
Carlsbad, CA 92010
mh612@earthlink.net

Mike Grim - Please support the proposal to save the Village H dog trail canyon

From: "Briette Hackett" <briettehackett@hotmail.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/28/2006 12:58 PM
Subject: Please support the proposal to save the Village H dog trail canyon

Hi Michael,

I support the proposition to keep Village H Canyon as open space. We use the trail at least once a day, usually 2 or 3 times. It is an important part of our community and I have met many neighbors and friends walking there. Plus, the dogs love it too.

Thank you,

Briette Snook

MSN Shopping has everything on your holiday list. Get expert picks by style, age, and price. Try it!

From: "Todd A. Kurvers" <tkurvers@yahoo.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/28/2006 1:20:38 PM
Subject: Village H Canyon Open Space

Michael,

I wanted to send a note to inform you that I 100% support the proposal to allow this canyon to remain an open space. My puppy absolutely LOVES the canyon and without it, she would probably destroy my home :) all seriousness, it's a great place to walk, allow the dogs to run and have fun and I have developed a few friendships that I normally would have never met these people.

I would like to be included on the distribution of the proposal, if possible.

Thank you again for your time on reading my email.

Todd A. Kurvers

Do you Yahoo!?

Everyone is raving about the all-new Yahoo! Mail beta.

<http://new.mail.yahoo.com>

From: "Esteban, Jose" <jesteban@palomar.edu>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/28/2006 1:30:55 PM
Subject: Village H canyon

I am, like many residents in the area, a user of this green area and strongly encourage the City planning to preserve the open space permanently. Carlsbad is running out of open spaces and the city should preserve this green belt forever.

Jose L. Esteban
Professor of Economics and Chair
Department of Economics, History and Political
Science
Palomar College
1140 W. Mission Rd
San Marcos, California 92069
Office 760-744-1150 ext. 2421
Fax 760-761-3526
Web <<http://daphne.palomar.edu/jose>
<blocked::http://daphne.palomar.edu/jose> >

From: Robert Gillespie <rjgillespie@sbcglobal.net>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/28/2006 12:08:52 PM
Subject: village h canyon...

Pleasepleaseplease preserve the canyon as open space. Not only does it give nearby residents a place to stretch their legs beyond the sidewalks, but it also provides a great place for our dogs to taste a little freedom and burn off some energy. It's our little slice of nirvana.

Thanks for your efforts!

Bob Gillespie
Resident

From: <Hanacrew@cs.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/29/2006 11:04:05 AM
Subject: Preserve Village H space

This is to send my support of the proposal to preserve the entire Village H canyon (below the dog trail) as permanent open space. I take early morning walks there; my kids and I explore and build stick forts there. It is a blessing to have this space in walking distance from home.

Thank you for preserving it.

Doug Brown, Homeowner
2831 Hillsboro Court
Calavera Hills HOA

From: robert leppan <bob_carlsbad@yahoo.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/29/2006 8:26:57 AM
Subject: Village H Canyon

Dear Michael: I understand that a proposal has been submitted to the City of Carlsbad Planning Dept. to acquire and premanently preserve the canyon area at the junction of Carlsbad Village Drive and Victoria Street. I wanted to voice my enthusiastic support to this proposal. My family has been enjoying this fantastic area for years - enjoying the peace, tranquility and the natural beauty. Many mornings we see coyotes wandering the canyon along with birds such as pileated woodpeckers, red-tailed hawks and, occasionally a family of horned owls that have nested there. I've always believed that the area would be better served as a natural area than to try to build houses there. Please preserve this area as permanent open space for future generations to enjoy. Yours truly, Robert Leppan

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From: "Peggy Dodds" <peggycarlsbad@yahoo.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/29/2006 8:34:35 AM
Subject: Village H Plan

Dear Sir: I want to make you aware of my support for a recent proposal submitted to your planning department. This has to do with what we locals call "the canyon" or "dog park" (depending on whether you own a dog) and what i believe you people call the Village H plan. My husband and I would like to see this area reserved permanently as open space. Families in the area have been walking in the canyon for over 20 years and enjoying its natural beauty. Please buy this land or do a swap with the owner and keep the canyon free from development. Yours sincerely, Margaret Dodds

From: <maritimelearning@sbcglobal.net>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/29/2006 2:30:29 PM
Subject: Open space

We would like to see much much more open space preserved in addition to the Preserve Calavera submitted requests for 6 acquisitions, 2 trail linkages, and support the Village H parcel submitted by residents of Calavera Hills. We have lived in Carlsbad for over 20 years and have been extremely disappointed with the direction of the mayor and city leaders to protect and preserve the nature and beauty of Carlsbad, instead, attempting to turn it into Orange County, destroying land and the natural habitat of local animals. Anything we can do to save the character and personality of Carlsbad is of vital importance.
Rosanne Bentley
Jeff Bentley

From: lee bright <computergeek2875@yahoo.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/29/2006 10:54:47 AM
Subject: from Lee Anne Bright, resident of Carlsbad, CA

Attention: Michael Grim, Open Space Trails Committee Staff;

From: Lee Anne Bright, 2875 Sanford Lane, Carlsbad, CA 92010

Re: Open Space area off Carlsbad Village Drive

Date: November 29, 2006

Hello Michael,

I am writing to support the designation of the acreage near my home, off Carlsbad Village Drive & Pontiac, to be used as a park for families and dog walkers.

I have been walking my dogs there each and every day for the past 10 years. It's a wonderful wildlife corridor, too, filled with hawks, owls, coyotes, and bunnies.

We desperately need to preserve this bit of sanctuary for the sake of our Carlsbad families. It's such a pleasure to unwind there each day with my dogs, who can run off leash and not be threatened by speeding cars. I have made many friends through the years down there, too.

Have you ever been down there yourself? I strongly recommend you take your dog (or borrow someone's!) and take a stroll down there around 7am or around 4pm any day of the week. You will meet wonderful people who are enjoying a bit of nature.

I know there is an enclosed dog pen on Carlsbad Village Drive, but I have small dogs and they get pushed around by the bigger dogs. So, the dog pen is not a safe option for my dogs.

If you know anything about dogs, you'll know that dogs are not territorial in an open, unfenced space. It's free-floating for them, so they don't feel a need to protect anyone or any area. Unlike a yard or a pen. And, of course, dogs are not allowed in most grassy parks in Carlsbad. Not to mention, dogs are not allowed on the Carlsbad beaches.

Please maintain the beautiful, little slice of heaven we call "the canyon" and let our family continue to enjoy the many benefits of living in Carlsbad.

Access over 1 million songs - Yahoo! Music Unlimited.

From: "Brian J. Butchko" <bbutchko@pacbell.net>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/29/2006 3:33:54 AM
Subject: Village H - Please Preserve It!

Michael Grim & Open Space and Trails Committee Staff:

My wife and I live directly adjacent to the upper area of Village H and have been enjoying this beautiful open space area since 1984 - more than 22 years. We have been involved in all efforts to preserve it as open space over the years and are pleased that all development efforts have been dismissed. This area is really not suited for development and has been used unofficially as a dog walking and jogging trail.

We hereby request that your committee take the proper steps to permanently preserve this area as open space in perpetuity for all Carlsbad residents to cherish and enjoy.

Respectfully,

Brian & Lynette Butchko

2763 Victoria Avenue

Carlsbad, CA 92010

CC: <GIGIAO@aol.com>

From: <maritimelearning@sbcglobal.net>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/29/2006 2:30:29 PM
Subject: Open space

We would like to see much much more open space preserved in addition to the Preserve Calavera submitted requests for 6 acquisitions, 2 trail linkages, and support the Village H parcel submitted by residents of Calavera Hills. We have lived in Carlsbad for over 20 years and have been extremely disappointed with the direction of the mayor and city leaders to protect and preserve the nature and beauty of Carlsbad, instead, attempting to turn it into Orange County, destroying land and the natural habitat of local animals. Anything we can do to save the character and personality of Carlsbad is of vital importance.
Rosanne Bentley
Jeff Bentley

From: "Darrell Snook" <dsnook@visioncore.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/29/2006 6:01:59 PM
Subject: Preserve Village H Canyon!

Michael,

Please consider this email as indication of my support FOR preserving the entire Village H area as permanent open space for the entire Carlsbad community to enjoy. This is a wonderful community asset that should be preserved from development so that everyone (humans, canines and all others included) can enjoy this space now and in the future. I am a resident in the Calvera Hills area that regularly uses this as well as the other open spaces around Carlsbad.

Please also know that I support and appreciate what your committee does. It is the efforts of people like you and your fellow committee members that make Carlsbad such a great place to live.

Thank you and keep up the great work.

Sincerely,
Darrell R. Snook
Product Manager
VisionCore Software Solutions
w. 949.274.7001 x212
c. 310.293.2146
e. dsnook@visioncore.com

From: "Tamara Goldsby" <tgoldsby@ucsd.edu>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/29/2006 5:57:59 PM
Subject: Preserve Calavera

Dear Mike,

I would like to express my strong support for the preservation of the Calavera Lake and valley area. In southern California, we are running out of wildlands and open space, and places for our wildlife to live. Please do all you can to keep this beautiful natural area for generations to come.

Sincerely,
Tamara & Mike Goldsby
(Carlsbad residents)

From: robert leppan <bob_carlsbad@yahoo.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/29/2006 8:26:57 AM
Subject: Village H Canyon

Dear Michael: I understand that a proposal has been submitted to the City of Carlsbad Planning Dept. to acquire and premanently preserve the canyon area at the junction of Carlsbad Village Drive and Victoria Street. I wanted to voice my enthusiastic support to this proposal. My family has been enjoying this fantastic area for years - enjoying the peace, tranquility and the natural beauty. Many mornings we see coyotes wandering the canyon along with birds such as pileated woodpeckers, red-tailed hawks and, occasionally a family of horned owls that have nested there. I've always believed that the area would be better served as a natural area than to try to build houses there. Please preserve this area as permanent open space for future generations to enjoy. Yours truly, Robert Leppan

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From: Paul Seglund <paulseglund@yahoo.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/30/2006 2:27:55 PM
Subject: Open Space & Trails Committee Meeting

Michael,

I am writing in support of the plan to preserve Village H Canyon as permanent open space as long as the public will have access to the area to hike, walk their dog or even ride bicycles. If this area is closed to public access like Flightline has become, you may as well go ahead and develop it as it does not serve the public if you cannot use the trails that are already there. I walk to this area on a daily basis to walk the dogs and if it is closed, I would have to drive somewhere in order to walk the dogs which does not make sense. It would be nice to open up Flightline with a trail network that serves the Carlsbad community and its various users. Calavera could also be improved by clearing some new trails and maintaining the area better. Carlsbad is rapidly losing any semblance of trails other than the beach access and becoming a less desirable place to live with the rampant development. An effort should be placed on renovating older neighborhoods as opposed to continuing to develop what open space is left.

Paul Seglund

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From: Jaclyn Labovitch <jaxlabo@yahoo.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/30/2006 7:47:55 AM
Subject: Village H Canyon

Hello Michael,

Thank you so much for helping to preserve our dog trail, Village H canyon (below the dog trail), hopefully these efforts will help to keep it as a permanent open space.

Regards,

Jaclyn and Jeffrey Labovitch
and Dusty Rose too.

Check out the all-new Yahoo! Mail beta - Fire up a more powerful email and get things done faster.

From: "Laurie Ansberry" <laurieansberry@gmail.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 11/30/2006 11:27:07 AM
Subject: Proposal to preserve Village H canyon as open space....

Hello Michael,

As a Calavera Hills resident since 1992, my husband I have used the eucalyptus trail above Village H canyon for years, with our dogs or without. We are hugely in favor of preserving it as open space, and protecting it from the ridiculous overexpansion going on in our city. We would love to see it, and the canyons surrounding Hope Elementary, forever protected.

Please count us (as voters who never miss voting) in as strong proponents of this proposal.

I wish we could attend the Open Spaces and Trails Committee Meeting this Friday, but we both work during those hours.

Thank you for your time,

Laurie and Phil Ansberry

3030 Greenwich St
Carlsbad, CA 92010

From: "Deb Mines" <debmines@sbcglobal.net>
To: <mgrim@ci.carlsbad.ca.us>
Date: 12/01/2006 7:41:49 AM
Subject: Village H Canyon Open Space

Michael,

I would like to see Village H Canyon preserved as Open Space so my family can use to hike, walk the dog and also have the kids ride bicycles there. I feel much safer there than walking or having the kids ride on the streets.

I would also like to see the other trails preserved such as Flightline so people can hike and ride thier bikes without driving so far to reach other suitable places.

Thank you,

Deb Mines

From: Hilary Johnson <johnsonhilary@sbcglobal.net>
To: <mgrim@ci.carlsbad.ca.us>
Date: 12/01/2006 8:02:23 AM
Subject: Village H Open Space

I am sending this email to communciate my support for the preservation of Village H canyon space as open space. Our community has exploded in building and population in the past few years and it is imperative to maintain the little open space we have left to preserve some sort of balance, both for the people and for the wildlife.

Sincerely,
Hilary Johnson

Hilary

From: "Mary Waits" <mwaits2@adelphia.net>
To: <mgrim@ci.carlsbad.ca.us>
Date: 12/01/2006 9:38:22 AM
Subject: village H canyon

Michael

Please save the canyon

The residents surrounding the forest/canyon use it all the time

We enjoy having the trees to walk through.

We don't need more concrete - shopping, houses, condo

we need these trees and open space

Please Please keep our canyon

Mary Waits

729-3992

From: <Diane_Campbell@bd.com>
To: <mgrim@ci.carlsbad.ca.us>
Date: 12/03/2006 3:31:48 PM
Subject: Open space preservation at Village H canyon

Mr Grim,
I could not attend the Dec 1 meeting to express my desire to support the canyon to be kept as an open space for our generation and future ones. Please add my name to the list of supporters to keep the space open.
DC

Diane Campbell
Project Manager, Reagent Manufacturing Strategy

BD Biosciences
tel: 858-812-8847 cell: 619-572-7454 fax: 858-812-3755
E-mail: diane_campbell@bd.com Website: www.bd.com

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